June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Montgomery County, PA

MarketStats by ShowingTime

Presented by
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June 2026

Montgomery County, PA

New Listings 985

-2.9% from May 2026: **1,014**

6.7% from Jun 2025: **923**

YTD	2026	2025	+/-
	5,495	**5,318**	3.3%

5-year Jun average: **1,020**

New Pendings 933

-7.3% from May 2026: **1,006**

1.5% from Jun 2025: **919**

YTD	2026	2025	+/-
	4,568	**4,471**	2.2%

5-year Jun average: **938**

Closed Sales 979

33.6% from May 2026: **733**

10.4% from Jun 2025: **887**

YTD	2026	2025	+/-
	3,859	**3,917**	-1.5%

5-year Jun average: **989**

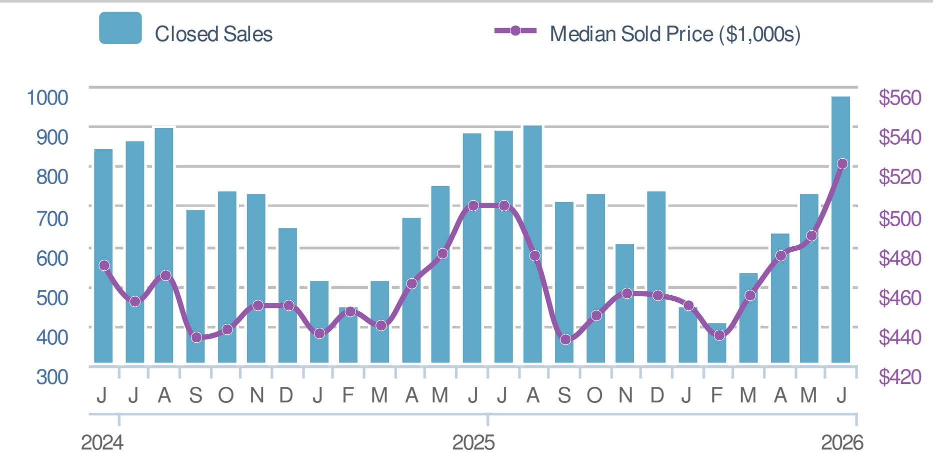
Median Sold Price $521,000

7.4% from May 2026: **$485,000**

4.2% from Jun 2025: **$500,000**

YTD	2026	2025	+/-
	$475,050	**$461,114**	3.0%

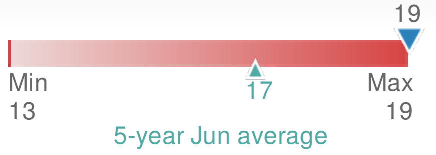
5-year Jun average: **$473,200**



Active Listings 1,244

May 2026	Jun 2025
1,171	**1,063**

Avg DOM 19



May 2026	Jun 2025	YTD
21	**16**	**27**

Avg Sold to OLP Ratio 100.9%

May 2026	Jun 2025	YTD
101.2%	**101.6%**	**100.0%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

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June 2026

Montgomery County, PA - Detached

New Listings 607

▼ -3.3% from May 2026: **628**

▲ 11.8% from Jun 2025: **543**

YTD	2026	2025	+/-
	3,276	**3,243**	1.0%

5-year Jun average: **620**

New Pendings 602

▼ -6.7% from May 2026: **645**

▲ 2.9% from Jun 2025: **585**

YTD	2026	2025	+/-
	2,776	**2,771**	0.2%

5-year Jun average: **588**

Closed Sales 638

▲ 43.0% from May 2026: **446**

▲ 9.6% from Jun 2025: **582**

YTD	2026	2025	+/-
	2,298	**2,350**	-2.2%

5-year Jun average: **632**

Median Sold Price $615,000

▲ 10.7% from May 2026: **$555,500**

▲ 7.0% from Jun 2025: **$575,000**

YTD	2026	2025	+/-
	$557,500	**$549,950**	1.4%

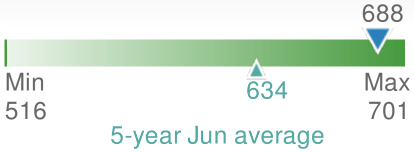
5-year Jun average: **$549,071**

Summary

In Montgomery County, PA, the median sold price for Detached properties for June was $615,000, representing an increase of 10.7% compared to last month and an increase of 7% from Jun 2025. The average days on market for units sold in June was 15 days, 1% below the 5-year June average of 15 days. There was a 6.7% month over month decrease in new contract activity with 602 New Pendings; a 7.4% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 865; and a 5% increase in supply to 688 active units.

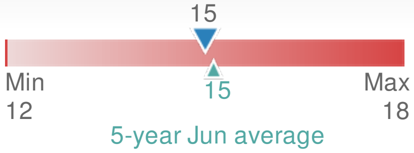
This activity resulted in a Contract Ratio of 1.26 pendings per active listing, down from 1.43 in May and a decrease from 1.38 in June 2025. The Contract Ratio is 11% lower than the 5-year June average of 1.42. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 688



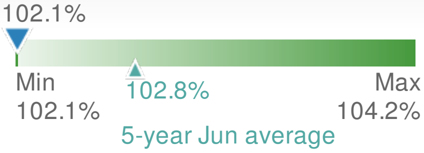
May 2026	Jun 2025
655	**631**

Avg DOM 15



May 2026	Jun 2025	YTD
18	**16**	**25**

Avg Sold to OLP Ratio 102.1%



May 2026	Jun 2025	YTD
102.5%	**102.5%**	**100.9%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

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June 2026

Montgomery County, PA - Attached

New Listings 378

-2.1% from May 2026: **386**

-0.5% from Jun 2025: **380**

YTD	2026	2025	+/-
	2,215	**2,075**	6.7%

5-year Jun average: **401**

New Pendings 331

-8.3% from May 2026: **361**

-0.9% from Jun 2025: **334**

YTD	2026	2025	+/-
	1,789	**1,700**	5.2%

5-year Jun average: **350**

Closed Sales 341

19.6% from May 2026: **285**

11.8% from Jun 2025: **305**

YTD	2026	2025	+/-
	1,558	**1,567**	-0.6%

5-year Jun average: **357**

Median Sold Price $396,045

11.6% from May 2026: **$354,900**

5.9% from Jun 2025: **$374,000**

YTD	2026	2025	+/-
	$367,750	**$365,000**	0.8%

5-year Jun average: **$359,076**

Summary

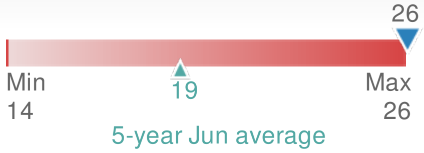
In Montgomery County, PA, the median sold price for Attached properties for June was $396,045, representing an increase of 11.6% compared to last month and an increase of 5.9% from Jun 2025. The average days on market for units sold in June was 26 days, 34% above the 5-year June average of 19 days. There was an 8.3% month over month decrease in new contract activity with 331 New Pendings; a 4.3% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 518; and a 7.8% increase in supply to 556 active units.

This activity resulted in a Contract Ratio of 0.93 pendings per active listing, down from 1.05 in May and a decrease from 1.15 in June 2025. The Contract Ratio is 39% lower than the 5-year June average of 1.53. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 556

May 2026	Jun 2025
516	**432**

Avg DOM 26



May 2026	Jun 2025	YTD
26	**16**	**30**

Avg Sold to OLP Ratio 98.7%

May 2026	Jun 2025	YTD
99.3%	**100.1%**	**98.5%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

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June 2026

Montgomery County, PA - Attached/Townhouse

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New Listings 300

▼ -4.5% from May 2026: **314**

▼ -0.7% from Jun 2025: **302**

YTD	2026	2025	+/-
	1,735	**1,622**	7.0%

5-year Jun average: **321**

New Pendings 266

▼ -9.5% from May 2026: **294**

▼ -5.3% from Jun 2025: **281**

YTD	2026	2025	+/-
	1,414	**1,350**	4.7%

5-year Jun average: **284**

Closed Sales 272

▲ 27.1% from May 2026: **214**

▲ 19.3% from Jun 2025: **228**

YTD	2026	2025	+/-
	1,224	**1,220**	0.3%

5-year Jun average: **279**

Median Sold Price $426,000

▲ 11.2% from May 2026: **$383,249**

▲ 6.2% from Jun 2025: **$401,000**

YTD	2026	2025	+/-
	$392,000	**$385,000**	1.8%

5-year Jun average: **$381,850**

Summary

In Montgomery County, PA, the median sold price for Attached/Townhouse properties for June was $426,000, representing an increase of 11.2% compared to last month and an increase of 6.2% from Jun 2025. The average days on market for units sold in June was 20 days, 16% above the 5-year June average of 17 days. There was a 9.5% month over month decrease in new contract activity with 266 New Pendings; a 3.3% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 433; and a 7.2% increase in supply to 387 active units.

This activity resulted in a Contract Ratio of 1.12 pendings per active listing, down from 1.24 in May and a decrease from 1.41 in June 2025. The Contract Ratio is 34% lower than the 5-year June average of 1.69. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 387

387

Min 189 — 292 — Max 387

5-year Jun average

May 2026	Jun 2025
361	**304**

Avg DOM 20

20

Min 13 — 17 — Max 22

5-year Jun average

May 2026	Jun 2025	YTD
21	**13**	**26**

Avg Sold to OLP Ratio 99.6%

99.6%

Min 99.6% — 101.9% — Max 104.8%

5-year Jun average

May 2026	Jun 2025	YTD
100.1%	**100.7%**	**99.2%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

MarketStats by ShowingTime

June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Abington (Montgomery, PA)

MarketStats
by ShowingTime

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June 2026

Abington (Montgomery, PA)

New Listings	**62**		
-1.6% from May 2026: **63**	-1.6% from Jun 2025: **63**		
YTD	2026	2025	+/-
	301	**342**	-12.0%

5-year Jun average: **64**

New Pendings	**52**		
-5.5% from May 2026: **55**	-10.3% from Jun 2025: **58**		
YTD	2026	2025	+/-
	258	**299**	-13.7%

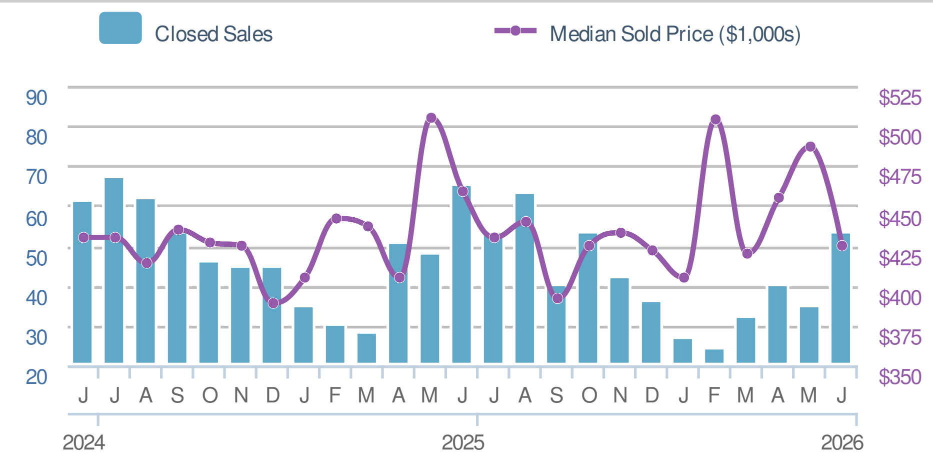
5-year Jun average: **59**

Closed Sales	**53**		
51.4% from May 2026: **35**	-18.5% from Jun 2025: **65**		
YTD	2026	2025	+/-
	218	**264**	-17.4%

5-year Jun average: **63**

Median Sold Price	**$425,000**		
-12.8% from May 2026: **$487,500**	-7.6% from Jun 2025: **$459,999**		
YTD	2026	2025	+/-
	$450,000	**$440,500**	2.2%

5-year Jun average: **$427,200**



Active Listings **78**

May 2026	Jun 2025
65	**63**

Avg DOM **26**

May 2026	Jun 2025	YTD
11	**14**	**28**

Avg Sold to OLP Ratio **99.2%**

May 2026	Jun 2025	YTD
102.5%	**102.1%**	**99.2%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

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June 2026

Abington (Montgomery, PA) - Detached

New Listings 54

▲ 3.8% from May 2026: **52**

▲ 5.9% from Jun 2025: **51**

YTD	2026	2025	+/-
	261	**297**	-12.1%

5-year Jun average: **55**

New Pendings 49

▲ 2.1% from May 2026: **48**

▼ -5.8% from Jun 2025: **52**

YTD	2026	2025	+/-
	228	**263**	-13.3%

5-year Jun average: **52**

Closed Sales 43

▲ 22.9% from May 2026: **35**

▼ -27.1% from Jun 2025: **59**

YTD	2026	2025	+/-
	186	**230**	-19.1%

5-year Jun average: **53**

Median Sold Price $460,000

▼ -5.6% from May 2026: **$487,500**

▼ -1.1% from Jun 2025: **$465,000**

YTD	2026	2025	+/-
	$472,550	**$459,499**	2.8%

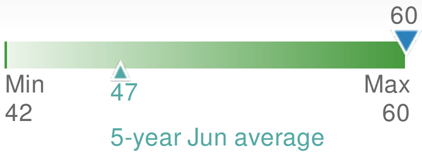
5-year Jun average: **$454,450**

Summary

In Abington (Montgomery, PA), the median sold price for Detached properties for June was $460,000, representing a decrease of 5.6% compared to last month and a decrease of 1.1% from Jun 2025. The average days on market for units sold in June was 14 days, 20% below the 5-year June average of 17 days. There was a 2.1% month over month increase in new contract activity with 49 New Pendings; a 5.9% MoM increase in All Pendings (new contracts + contracts carried over from May) to 72; and a 15.4% increase in supply to 60 active units.

This activity resulted in a Contract Ratio of 1.20 pendings per active listing, down from 1.31 in May and a decrease from 1.41 in June 2025. The Contract Ratio is 26% lower than the 5-year June average of 1.61. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 60



May 2026	Jun 2025
52	**49**

Avg DOM 14

May 2026	Jun 2025	YTD
11	**14**	**25**

Avg Sold to OLP Ratio 100.7%

May 2026	Jun 2025	YTD
102.5%	**102.8%**	**99.8%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

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June 2026

Abington (Montgomery, PA) - Attached

New Listings 8

-27.3% from May 2026: **11**

-33.3% from Jun 2025: **12**

YTD	2026	2025	+/-
	40	**45**	-11.1%

5-year Jun average: **8**

New Pendings 3

-57.1% from May 2026: **7**

-50.0% from Jun 2025: **6**

YTD	2026	2025	+/-
	30	**36**	-16.7%

5-year Jun average: **7**

Closed Sales 10

0.0% from May 2026: **0**

66.7% from Jun 2025: **6**

YTD	2026	2025	+/-
	32	**34**	-5.9%

5-year Jun average: **10**

Median Sold Price $257,250

0.0% from May 2026: **$0**

-10.5% from Jun 2025: **$287,500**

YTD	2026	2025	+/-
	$263,500	**$314,750**	-16.3%

5-year Jun average: **$284,550**

Summary

In Abington (Montgomery, PA), the median sold price for Attached properties for June was $257,250, representing an increase of 0% compared to last month and a decrease of 10.5% from Jun 2025. The average days on market for units sold in June was 76 days, 150% above the 5-year June average of 30 days. There was a 57.1% month over month decrease in new contract activity with 3 New Pendings; a 66.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 4; and a 38.5% increase in supply to 18 active units.

This activity resulted in a Contract Ratio of 0.22 pendings per active listing, down from 0.92 in May and a decrease from 0.71 in June 2025. The Contract Ratio is 83% lower than the 5-year June average of 1.29. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 18

18

Min 6 — 10 — Max 18

5-year Jun average

May 2026	Jun 2025
13	**14**

Avg DOM 76

76

Min 7 — 30 — Max 76

5-year Jun average

May 2026	Jun 2025	YTD
0	**20**	**48**

Avg Sold to OLP Ratio 92.8%

92.8%

Min 92.8% — 98.7% — Max 103.8%

5-year Jun average

May 2026	Jun 2025	YTD
0.0%	**96.0%**	**95.6%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

MarketStats by ShowingTime

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Abington (Montgomery, PA) - Attached/Townhouse

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New Listings 6

↔ 0.0%	▼ -14.3%
from May 2026: **6**	from Jun 2025: **7**

YTD	2026	2025	+/-
	22	**29**	-24.1%

5-year Jun average: **6**

New Pendings 3

▲ 50.0%	↔ 0.0%
from May 2026: **2**	from Jun 2025: **3**

YTD	2026	2025	+/-
	14	**25**	-44.0%

5-year Jun average: **4**

Closed Sales 5

↔ 0.0%	▲ 25.0%
from May 2026: **0**	from Jun 2025: **4**

YTD	2026	2025	+/-
	12	**27**	-55.6%

5-year Jun average: **6**

Median Sold Price $335,000

↔ 0.0%	▲ 9.0%
from May 2026: **$0**	from Jun 2025: **$307,250**

YTD	2026	2025	+/-
	$342,250	**$360,000**	-4.9%

5-year Jun average: **$327,383**

Summary

In Abington (Montgomery, PA), the median sold price for Attached/Townhouse properties for June was $335,000, representing an increase of 0% compared to last month and an increase of 9% from Jun 2025. The average days on market for units sold in June was 40 days, 120% above the 5-year June average of 18 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; a 42.9% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 4; and a 50% increase in supply to 9 active units.

This activity resulted in a Contract Ratio of 0.44 pendings per active listing, down from 1.17 in May and a decrease from 0.83 in June 2025. The Contract Ratio is 74% lower than the 5-year June average of 1.70. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

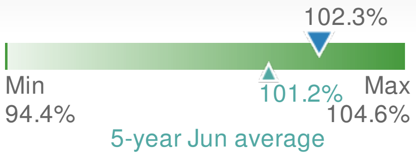
Active Listings 9

May 2026	Jun 2025
6	**6**

Avg DOM 40

May 2026	Jun 2025	YTD
0	**24**	**22**

Avg Sold to OLP Ratio 102.3%



May 2026	Jun 2025	YTD
0.0%	**94.4%**	**101.9%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Boyertown Area (Montgomery, PA)

MarketStats
by ShowingTime

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Local Market **Insight**

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June 2026

Boyertown Area (Montgomery, PA)

New Listings 42

▲31.3% from May 2026: **32**

▲7.7% from Jun 2025: **39**

YTD	2026	2025	+/-
	174	**171**	1.8%

5-year Jun average: **39**

New Pendings 38

▲15.2% from May 2026: **33**

▼-13.6% from Jun 2025: **44**

YTD	2026	2025	+/-
	147	**155**	-5.2%

5-year Jun average: **40**

Closed Sales 38

▲58.3% from May 2026: **24**

▲31.0% from Jun 2025: **29**

YTD	2026	2025	+/-
	122	**146**	-16.4%

5-year Jun average: **39**

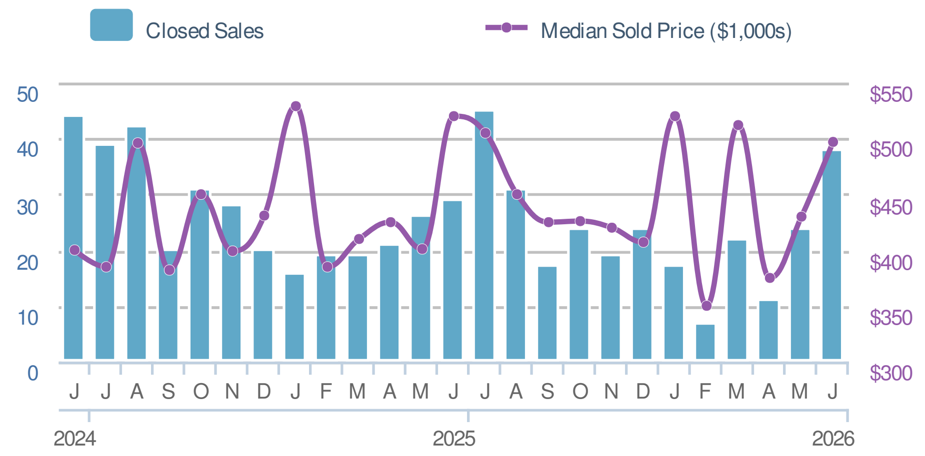
Median Sold Price $497,500

▲15.7% from May 2026: **$430,000**

▼-4.3% from Jun 2025: **$520,000**

YTD	2026	2025	+/-
	$455,000	**$404,300**	12.5%

5-year Jun average: **$449,538**



Active Listings 34

34

Min 32 | 36 | Max 43

5-year Jun average

May 2026	Jun 2025
29	**33**

Avg DOM 15

15

Min 8 | 10 | Max 15

5-year Jun average

May 2026	Jun 2025	YTD
26	**9**	**25**

Avg Sold to OLP Ratio 101.5%

101.5%

Min 100.9% | 103.6% | Max 105.2%

5-year Jun average

May 2026	Jun 2025	YTD
102.2%	**105.2%**	**100.9%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
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June 2026

Boyertown Area (Montgomery, PA) - Detached

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New Listings 37

▲27.6% from May 2026: **29**

▲8.8% from Jun 2025: **34**

YTD	2026	2025	+/-
	147	**141**	4.3%

5-year Jun average: **31**

New Pendings 33

▲13.8% from May 2026: **29**

▼-17.5% from Jun 2025: **40**

YTD	2026	2025	+/-
	124	**126**	-1.6%

5-year Jun average: **33**

Closed Sales 35

▲84.2% from May 2026: **19**

▲34.6% from Jun 2025: **26**

YTD	2026	2025	+/-
	102	**100**	2.0%

5-year Jun average: **31**

Median Sold Price $525,000

▲19.3% from May 2026: **$439,900**

▼-1.0% from Jun 2025: **$530,500**

YTD	2026	2025	+/-
	$515,500	**$523,000**	-1.4%

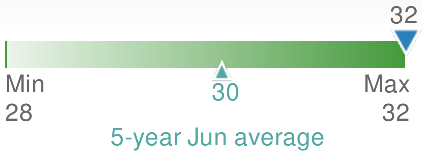
5-year Jun average: **$490,200**

Summary

In Boyertown Area (Montgomery, PA), the median sold price for Detached properties for June was $525,000, representing an increase of 19.3% compared to last month and a decrease of 1% from Jun 2025. The average days on market for units sold in June was 15 days, 53% above the 5-year June average of 10 days. There was a 13.8% month over month increase in new contract activity with 33 New Pendings; a 7.1% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 39; and an 18.5% increase in supply to 32 active units.

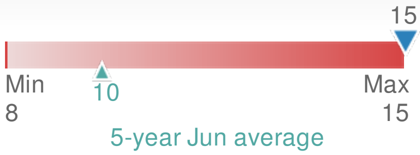
This activity resulted in a Contract Ratio of 1.22 pendings per active listing, down from 1.56 in May and a decrease from 1.77 in June 2025. The Contract Ratio is 13% lower than the 5-year June average of 1.40. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 32



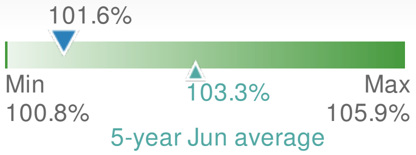
May 2026	Jun 2025
27	**30**

Avg DOM 15



May 2026	Jun 2025	YTD
31	**8**	**27**

Avg Sold to OLP Ratio 101.6%



May 2026	Jun 2025	YTD
102.5%	**105.9%**	**101.1%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
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June 2026

Boyertown Area (Montgomery, PA) - Attached

New Listings 5

▲ 66.7% from May 2026: **3**

↔ 0.0% from Jun 2025: **5**

YTD	2026	2025	+/-
	27	**30**	-10.0%

5-year Jun average: **8**

New Pendings 5

▲ 25.0% from May 2026: **4**

▲ 25.0% from Jun 2025: **4**

YTD	2026	2025	+/-
	23	**29**	-20.7%

5-year Jun average: **7**

Closed Sales 3

▼ -40.0% from May 2026: **5**

↔ 0.0% from Jun 2025: **3**

YTD	2026	2025	+/-
	20	**46**	-56.5%

5-year Jun average: **7**

Median Sold Price $367,000

▲ 3.4% from May 2026: **$354,900**

▲ 6.4% from Jun 2025: **$345,000**

YTD	2026	2025	+/-
	$353,450	**$361,997**	-2.4%

5-year Jun average: **$341,560**

Summary

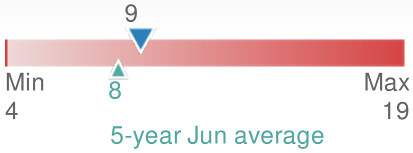
In Boyertown Area (Montgomery, PA), the median sold price for Attached properties for June was $367,000, representing an increase of 3.4% compared to last month and an increase of 6.4% from Jun 2025. The average days on market for units sold in June was 9 days, 7% above the 5-year June average of 8 days. There was a 25% month over month increase in new contract activity with 5 New Pendings; a 20% MoM increase in All Pendings (new contracts + contracts carried over from May) to 6; and no change in supply with 2 active units.

This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 2.50 in May and a decrease from 6.00 in June 2025. The Contract Ratio is 26% lower than the 5-year June average of 4.04. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 2

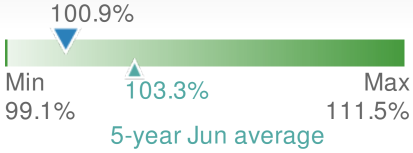
May 2026	Jun 2025
2	**3**

Avg DOM 9



May 2026	Jun 2025	YTD
7	**19**	**11**

Avg Sold to OLP Ratio 100.9%



May 2026	Jun 2025	YTD
101.1%	**99.1%**	**99.7%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

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June 2026

Boyertown Area (Montgomery, PA) - Attached/Townhouse

New Listings 5

66.7%	0.0%
from May 2026: **3**	from Jun 2025: **5**

YTD	2026	2025	+/-
	27	**30**	-10.0%

5-year Jun average: **8**

New Pendings 5

25.0%	25.0%
from May 2026: **4**	from Jun 2025: **4**

YTD	2026	2025	+/-
	23	**29**	-20.7%

5-year Jun average: **7**

Closed Sales 3

-40.0%	0.0%
from May 2026: **5**	from Jun 2025: **3**

YTD	2026	2025	+/-
	20	**46**	-56.5%

5-year Jun average: **7**

Median Sold Price $367,000

3.4%	6.4%
from May 2026: **$354,900**	from Jun 2025: **$345,000**

YTD	2026	2025	+/-
	$353,450	**$361,997**	-2.4%

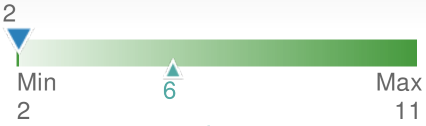
5-year Jun average: **$341,560**

Summary

In Boyertown Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for June was $367,000, representing an increase of 3.4% compared to last month and an increase of 6.4% from Jun 2025. The average days on market for units sold in June was 9 days, 7% above the 5-year June average of 8 days. There was a 25% month over month increase in new contract activity with 5 New Pendings; a 20% MoM increase in All Pendings (new contracts + contracts carried over from May) to 6; and no change in supply with 2 active units.

This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 2.50 in May and a decrease from 6.00 in June 2025. The Contract Ratio is 26% lower than the 5-year June average of 4.04. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

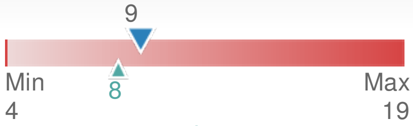
Active Listings 2



5-year Jun average

May 2026	Jun 2025
2	**3**

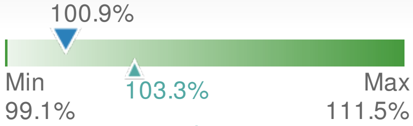
Avg DOM 9



5-year Jun average

May 2026	Jun 2025	YTD
7	**19**	**11**

Avg Sold to OLP Ratio 100.9%



5-year Jun average

May 2026	Jun 2025	YTD
101.1%	**99.1%**	**99.7%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Cheltenham (Montgomery, PA)

MarketStats
by ShowingTime

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June 2026

Cheltenham (Montgomery, PA)

New Listings — 45

▼ -4.3% from May 2026: **47**

▲ 12.5% from Jun 2025: **40**

YTD	2026	2025	+/-
	241	**246**	-2.0%

5-year Jun average: **48**

New Pendings — 41

▲ 2.5% from May 2026: **40**

▼ -6.8% from Jun 2025: **44**

YTD	2026	2025	+/-
	201	**220**	-8.6%

5-year Jun average: **42**

Closed Sales — 47

▲ 34.3% from May 2026: **35**

▲ 51.6% from Jun 2025: **31**

YTD	2026	2025	+/-
	173	**191**	-9.4%

5-year Jun average: **44**

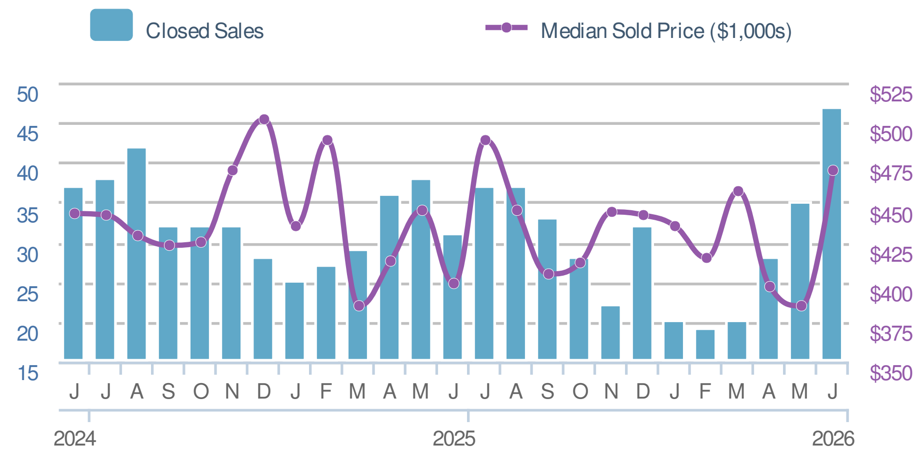
Median Sold Price — $470,000

▲ 22.1% from May 2026: **$385,000**

▲ 17.8% from Jun 2025: **$399,000**

YTD	2026	2025	+/-
	$445,000	**$420,000**	6.0%

5-year Jun average: **$416,450**



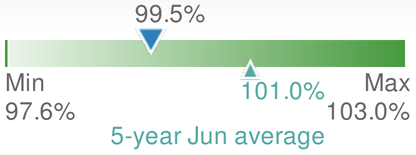
Active Listings — 59

May 2026	Jun 2025
49	**55**

Avg DOM — 29

May 2026	Jun 2025	YTD
42	**36**	**36**

Avg Sold to OLP Ratio — 99.5%



May 2026	Jun 2025	YTD
98.6%	**97.6%**	**98.2%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

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June 2026

Cheltenham (Montgomery, PA) - Detached

New Listings 27

▼ -10.0% from May 2026: **30**

▲ 50.0% from Jun 2025: **18**

YTD	2026	2025	+/-
	158	**155**	1.9%

5-year Jun average: **28**

New Pendings 23

▼ -20.7% from May 2026: **29**

▼ -23.3% from Jun 2025: **30**

YTD	2026	2025	+/-
	130	**145**	-10.3%

5-year Jun average: **26**

Closed Sales 34

▲ 54.5% from May 2026: **22**

▲ 78.9% from Jun 2025: **19**

YTD	2026	2025	+/-
	116	**127**	-8.7%

5-year Jun average: **30**

Median Sold Price $523,500

▼ -2.7% from May 2026: **$538,000**

▲ 11.4% from Jun 2025: **$470,000**

YTD	2026	2025	+/-
	$511,250	**$480,000**	6.5%

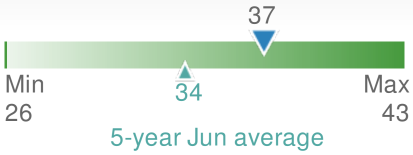
5-year Jun average: **$475,710**

Summary

In Cheltenham (Montgomery, PA), the median sold price for Detached properties for June was $523,500, representing a decrease of 2.7% compared to last month and an increase of 11.4% from Jun 2025. The average days on market for units sold in June was 21 days, 27% above the 5-year June average of 17 days. There was a 20.7% month over month decrease in new contract activity with 23 New Pendings; a 30.6% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 34; and a 23.3% increase in supply to 37 active units.

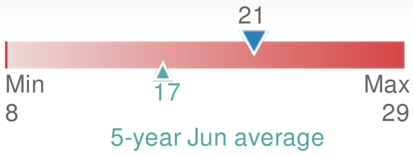
This activity resulted in a Contract Ratio of 0.92 pendings per active listing, down from 1.63 in May and a decrease from 1.74 in June 2025. The Contract Ratio is 42% lower than the 5-year June average of 1.59. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 37



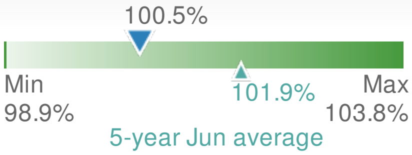
May 2026	Jun 2025
30	**31**

Avg DOM 21



May 2026	Jun 2025	YTD
31	**29**	**31**

Avg Sold to OLP Ratio 100.5%



May 2026	Jun 2025	YTD
102.0%	**98.9%**	**99.6%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

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June 2026

Cheltenham (Montgomery, PA) - Attached

New Listings 18

▲ 5.9%	▼ -18.2%
from May 2026: **17**	from Jun 2025: **22**

YTD	2026	2025	+/-
	82	**91**	-9.9%

5-year Jun average: **20**

New Pendings 18

▲ 63.6%	▲ 28.6%
from May 2026: **11**	from Jun 2025: **14**

YTD	2026	2025	+/-
	71	**75**	-5.3%

5-year Jun average: **16**

Closed Sales 13

◄► 0.0%	▲ 8.3%
from May 2026: **13**	from Jun 2025: **12**

YTD	2026	2025	+/-
	57	**64**	-10.9%

5-year Jun average: **14**

Median Sold Price $265,000

▲ 6.0%	▼ -4.8%
from May 2026: **$250,000**	from Jun 2025: **$278,500**

YTD	2026	2025	+/-
	$265,000	**$278,250**	-4.8%

5-year Jun average: **$290,090**

Summary

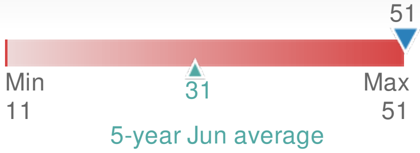
In Cheltenham (Montgomery, PA), the median sold price for Attached properties for June was $265,000, representing an increase of 6% compared to last month and a decrease of 4.8% from Jun 2025. The average days on market for units sold in June was 51 days, 67% above the 5-year June average of 31 days. There was a 63.6% month over month increase in new contract activity with 18 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from May) to 20; and a 15.8% increase in supply to 22 active units.

This activity resulted in a Contract Ratio of 0.91 pendings per active listing, up from 0.84 in May and an increase from 0.79 in June 2025. The Contract Ratio is 56% lower than the 5-year June average of 2.06. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 22

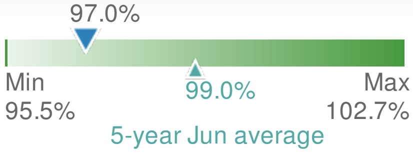
May 2026	Jun 2025
19	**24**

Avg DOM 51



May 2026	Jun 2025	YTD
61	**45**	**48**

Avg Sold to OLP Ratio 97.0%



May 2026	Jun 2025	YTD
92.8%	**95.5%**	**95.4%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

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June 2026

Cheltenham (Montgomery, PA) - Attached/Townhouse

New Listings 15

▲25.0% from May 2026: **12**

▲7.1% from Jun 2025: **14**

YTD	2026	2025	+/-
	55	**61**	-9.8%

5-year Jun average: **15**

New Pendings 13

▲116.7% from May 2026: **6**

▲30.0% from Jun 2025: **10**

YTD	2026	2025	+/-
	45	**47**	-4.3%

5-year Jun average: **12**

Closed Sales 8

▲14.3% from May 2026: **7**

◆0.0% from Jun 2025: **8**

YTD	2026	2025	+/-
	34	**37**	-8.1%

5-year Jun average: **10**

Median Sold Price $295,000

▼-14.9% from May 2026: **$346,500**

▼-11.9% from Jun 2025: **$335,000**

YTD	2026	2025	+/-
	$317,500	**$315,000**	0.8%

5-year Jun average: **$311,730**

Summary

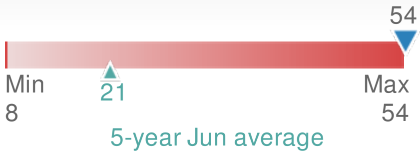
In Cheltenham (Montgomery, PA), the median sold price for Attached/Townhouse properties for June was $295,000, representing a decrease of 14.9% compared to last month and a decrease of 11.9% from Jun 2025. The average days on market for units sold in June was 54 days, 160% above the 5-year June average of 21 days. There was a 116.7% month over month increase in new contract activity with 13 New Pendings; a 45.5% MoM increase in All Pendings (new contracts + contracts carried over from May) to 16; and a 36.4% increase in supply to 15 active units.

This activity resulted in a Contract Ratio of 1.07 pendings per active listing, up from 1.00 in May and an increase from 0.94 in June 2025. The Contract Ratio is 55% lower than the 5-year June average of 2.36. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 15

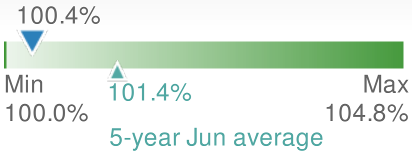
May 2026	Jun 2025
11	**16**

Avg DOM 54



May 2026	Jun 2025	YTD
19	**12**	**34**

Avg Sold to OLP Ratio 100.4%



May 2026	Jun 2025	YTD
96.6%	**100.1%**	**98.5%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Colonial (Montgomery, PA)

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Local Market **Insight**

Presented by
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June 2026

Colonial (Montgomery, PA)

New Listings 51

↔ 0.0% from May 2026: **51**

▼ -16.4% from Jun 2025: **61**

YTD	2026	2025	+/-
	318	**355**	-10.4%

5-year Jun average: **61**

New Pendings 49

▼ -7.5% from May 2026: **53**

▲ 6.5% from Jun 2025: **46**

YTD	2026	2025	+/-
	264	**271**	-2.6%

5-year Jun average: **50**

Closed Sales 58

▲ 31.8% from May 2026: **44**

▼ -3.3% from Jun 2025: **60**

YTD	2026	2025	+/-
	229	**256**	-10.5%

5-year Jun average: **57**

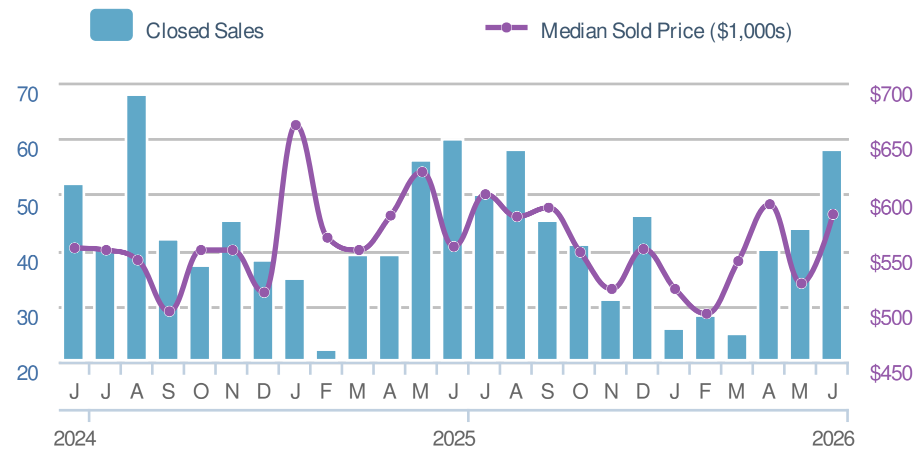
Median Sold Price $582,500

▲ 12.0% from May 2026: **$520,000**

▲ 5.2% from Jun 2025: **$553,750**

YTD	2026	2025	+/-
	$550,000	**$580,000**	-5.2%

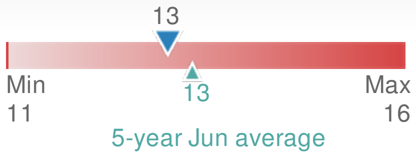
5-year Jun average: **$520,268**



Active Listings 57

May 2026	Jun 2025
52	**75**

Avg DOM 13



May 2026	Jun 2025	YTD
30	**12**	**28**

Avg Sold to OLP Ratio 99.4%

May 2026	Jun 2025	YTD
100.0%	**102.2%**	**100.0%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

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June 2026

Colonial (Montgomery, PA) - Detached

New Listings 26

▲ 44.4% from May 2026: **18**

▼ -21.2% from Jun 2025: **33**

YTD	2026	2025	+/-
	140	**184**	-23.9%

5-year Jun average: **34**

New Pendings 19

▼ -24.0% from May 2026: **25**

▼ -20.8% from Jun 2025: **24**

YTD	2026	2025	+/-
	127	**136**	-6.6%

5-year Jun average: **25**

Closed Sales 30

▲ 36.4% from May 2026: **22**

▼ -14.3% from Jun 2025: **35**

YTD	2026	2025	+/-
	110	**123**	-10.6%

5-year Jun average: **31**

Median Sold Price $626,625

▲ 15.9% from May 2026: **$540,500**

▲ 0.3% from Jun 2025: **$625,000**

YTD	2026	2025	+/-
	$597,000	**$675,000**	-11.6%

5-year Jun average: **$581,825**

Summary

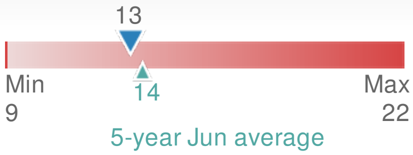
In Colonial (Montgomery, PA), the median sold price for Detached properties for June was $626,625, representing an increase of 15.9% compared to last month and an increase of 0.3% from Jun 2025. The average days on market for units sold in June was 13 days, 4% below the 5-year June average of 14 days. There was a 24% month over month decrease in new contract activity with 19 New Pendings; a 25.5% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 38; and a 64.3% increase in supply to 23 active units.

This activity resulted in a Contract Ratio of 1.65 pendings per active listing, down from 3.64 in May and an increase from 0.96 in June 2025. The Contract Ratio is 23% higher than the 5-year June average of 1.35. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 23

May 2026	Jun 2025
14	**49**

Avg DOM 13



May 2026	Jun 2025	YTD
38	**12**	**26**

Avg Sold to OLP Ratio 98.9%

May 2026	Jun 2025	YTD
101.0%	**102.8%**	**100.5%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

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June 2026

Colonial (Montgomery, PA) - Attached

New Listings 25

▼ -24.2% from May 2026: **33**

▼ -10.7% from Jun 2025: **28**

YTD	2026	2025	+/-
	177	**171**	3.5%

5-year Jun average: **27**

New Pendings 30

▲ 7.1% from May 2026: **28**

▲ 36.4% from Jun 2025: **22**

YTD	2026	2025	+/-
	136	**135**	0.7%

5-year Jun average: **25**

Closed Sales 28

▲ 33.3% from May 2026: **21**

▲ 12.0% from Jun 2025: **25**

YTD	2026	2025	+/-
	118	**133**	-11.3%

5-year Jun average: **26**

Median Sold Price $518,000

▲ 3.8% from May 2026: **$499,250**

▲ 9.1% from Jun 2025: **$475,000**

YTD	2026	2025	+/-
	$499,625	**$535,000**	-6.6%

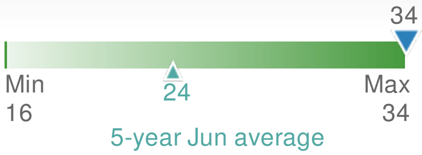
5-year Jun average: **$450,500**

Summary

In Colonial (Montgomery, PA), the median sold price for Attached properties for June was $518,000, representing an increase of 3.8% compared to last month and an increase of 9.1% from Jun 2025. The average days on market for units sold in June was 13 days, 4% below the 5-year June average of 14 days. There was a 7.1% month over month increase in new contract activity with 30 New Pendings; a 7% MoM increase in All Pendings (new contracts + contracts carried over from May) to 46; and a 10.5% decrease in supply to 34 active units.

This activity resulted in a Contract Ratio of 1.35 pendings per active listing, up from 1.13 in May and a decrease from 1.88 in June 2025. The Contract Ratio is 36% lower than the 5-year June average of 2.10. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 34



May 2026	Jun 2025
38	**26**

Avg DOM 13

May 2026	Jun 2025	YTD
22	**12**	**29**

Avg Sold to OLP Ratio 99.9%

May 2026	Jun 2025	YTD
98.9%	**101.4%**	**99.6%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis

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June 2026

Colonial (Montgomery, PA) - Attached/Townhouse

New Listings 19

▼-36.7% from May 2026: **30**

▼-17.4% from Jun 2025: **23**

YTD	2026	2025	+/-
	132	**140**	-5.7%

5-year Jun average: **22**

New Pendings 24

▼-4.0% from May 2026: **25**

▲33.3% from Jun 2025: **18**

YTD	2026	2025	+/-
	108	**106**	1.9%

5-year Jun average: **20**

Closed Sales 25

▲78.6% from May 2026: **14**

▲25.0% from Jun 2025: **20**

YTD	2026	2025	+/-
	94	**103**	-8.7%

5-year Jun average: **21**

Median Sold Price $535,000

▼-11.8% from May 2026: **$606,500**

▲2.9% from Jun 2025: **$520,000**

YTD	2026	2025	+/-
	$547,500	**$562,490**	-2.7%

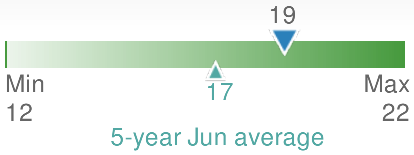
5-year Jun average: **$474,250**

Summary

In Colonial (Montgomery, PA), the median sold price for Attached/Townhouse properties for June was $535,000, representing a decrease of 11.8% compared to last month and an increase of 2.9% from Jun 2025. The average days on market for units sold in June was 12 days, 3% above the 5-year June average of 12 days. There was a 4% month over month decrease in new contract activity with 24 New Pendings; a 2.6% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 38; and a 29.6% decrease in supply to 19 active units.

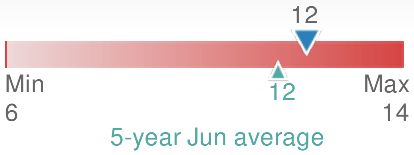
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.44 in May and no change from June 2025. The Contract Ratio is 16% lower than the 5-year June average of 2.38. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 19



May 2026	Jun 2025
27	**22**

Avg DOM 12



May 2026	Jun 2025	YTD
20	**14**	**28**

Avg Sold to OLP Ratio 100.0%

May 2026	Jun 2025	YTD
99.3%	**101.6%**	**100.2%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Hatboro-Horsham (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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Local Market **Insight**

Presented by
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June 2026

Hatboro-Horsham (Montgomery, PA)

New Listings 31

▼ -22.5% from May 2026: **40**

▼ -8.8% from Jun 2025: **34**

YTD	2026	2025	+/-
	220	**208**	5.8%

5-year Jun average: **42**

New Pendings 27

▼ -41.3% from May 2026: **46**

▼ -32.5% from Jun 2025: **40**

YTD	2026	2025	+/-
	180	**181**	-0.6%

5-year Jun average: **38**

Closed Sales 34

↔ 0.0% from May 2026: **34**

▲ 6.3% from Jun 2025: **32**

YTD	2026	2025	+/-
	143	**154**	-7.1%

5-year Jun average: **36**

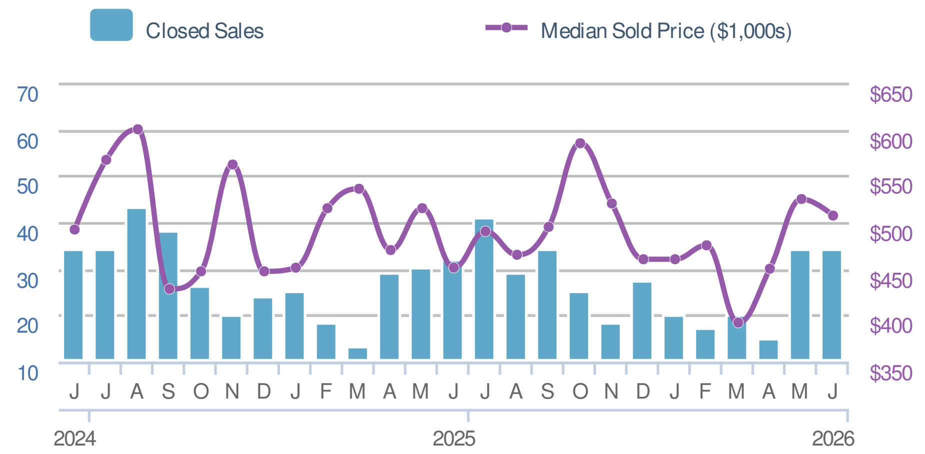
Median Sold Price $507,500

▼ -3.4% from May 2026: **$525,625**

▲ 12.5% from Jun 2025: **$451,000**

YTD	2026	2025	+/-
	$480,000	**$471,585**	1.8%

5-year Jun average: **$460,400**



Active Listings 48

48

Min 39

47

Max 55

5-year Jun average

May 2026	Jun 2025
47	**39**

Avg DOM 27

27

Min 7

21

Max 27

5-year Jun average

May 2026	Jun 2025	YTD
18	**23**	**26**

Avg Sold to OLP Ratio 102.5%

102.5%

Min 100.6%

101.7%

Max 102.5%

5-year Jun average

May 2026	Jun 2025	YTD
101.9%	**101.4%**	**101.3%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
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June 2026

Hatboro-Horsham (Montgomery, PA) - Detached

New Listings 16

▼-30.4%	▼-33.3%
from May 2026: **23**	from Jun 2025: **24**

YTD	2026	2025	+/-
	125	**138**	-9.4%

5-year Jun average: **28**

New Pendings 14

▼-50.0%	▼-48.1%
from May 2026: **28**	from Jun 2025: **27**

YTD	2026	2025	+/-
	101	**118**	-14.4%

5-year Jun average: **23**

Closed Sales 27

▲28.6%	▲22.7%
from May 2026: **21**	from Jun 2025: **22**

YTD	2026	2025	+/-
	96	**93**	3.2%

5-year Jun average: **23**

Median Sold Price $660,000

▲10.0%	▲28.5%
from May 2026: **$600,000**	from Jun 2025: **$513,500**

YTD	2026	2025	+/-
	$547,500	**$570,000**	-3.9%

5-year Jun average: **$554,800**

Summary

In Hatboro-Horsham (Montgomery, PA), the median sold price for Detached properties for June was $660,000, representing an increase of 10% compared to last month and an increase of 28.5% from Jun 2025. The average days on market for units sold in June was 21 days, 12% above the 5-year June average of 19 days. There was a 50% month over month decrease in new contract activity with 14 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 26; and no change in supply with 24 active units.

This activity resulted in a Contract Ratio of 1.08 pendings per active listing, down from 1.63 in May and a decrease from 1.54 in June 2025. The Contract Ratio is 9% lower than the 5-year June average of 1.19. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

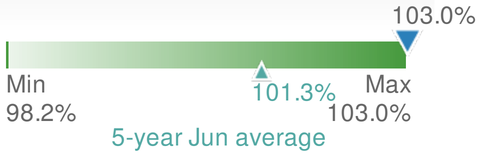
Active Listings 24

May 2026	Jun 2025
24	**28**

Avg DOM 21

May 2026	Jun 2025	YTD
10	**23**	**25**

Avg Sold to OLP Ratio 103.0%



May 2026	Jun 2025	YTD
101.8%	**102.4%**	**101.2%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
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June 2026

Hatboro-Horsham (Montgomery, PA) - Attached

New Listings 15

▼-11.8% from May 2026: **17**

▲50.0% from Jun 2025: **10**

YTD	2026	2025	+/-
	95	**70**	35.7%

5-year Jun average: **14**

New Pendings 13

▼-27.8% from May 2026: **18**

↔0.0% from Jun 2025: **13**

YTD	2026	2025	+/-
	79	**63**	25.4%

5-year Jun average: **14**

Closed Sales 7

▼-46.2% from May 2026: **13**

▼-30.0% from Jun 2025: **10**

YTD	2026	2025	+/-
	47	**61**	-23.0%

5-year Jun average: **12**

Median Sold Price $391,500

▲13.5% from May 2026: **$345,000**

▲3.4% from Jun 2025: **$378,775**

YTD	2026	2025	+/-
	$369,500	**$372,550**	-0.8%

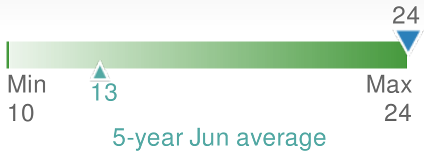
5-year Jun average: **$366,055**

Summary

In Hatboro-Horsham (Montgomery, PA), the median sold price for Attached properties for June was $391,500, representing an increase of 13.5% compared to last month and an increase of 3.4% from Jun 2025. The average days on market for units sold in June was 51 days, 89% above the 5-year June average of 27 days. There was a 27.8% month over month decrease in new contract activity with 13 New Pendings; a 21.6% MoM increase in All Pendings (new contracts + contracts carried over from May) to 45; and a 4.3% increase in supply to 24 active units.

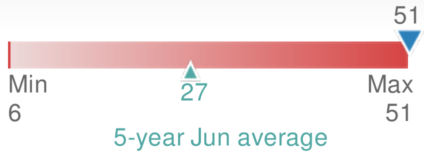
This activity resulted in a Contract Ratio of 1.88 pendings per active listing, up from 1.61 in May and an increase from 1.73 in June 2025. The Contract Ratio is the same as the 5-year June average of 1.87. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 24



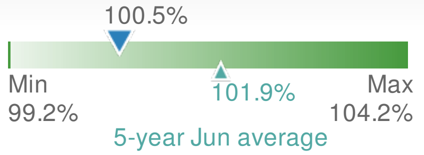
May 2026	Jun 2025
23	**11**

Avg DOM 51



May 2026	Jun 2025	YTD
30	**24**	**28**

Avg Sold to OLP Ratio 100.5%



May 2026	Jun 2025	YTD
102.1%	**99.2%**	**101.7%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
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June 2026

Hatboro-Horsham (Montgomery, PA) - Attached/Townhouse

New Listings 12

▼-14.3% from May 2026: **14**
▲71.4% from Jun 2025: **7**

YTD	2026	2025	+/-
	79	**47**	68.1%

5-year Jun average: **10**

New Pendings 11

▼-35.3% from May 2026: **17**
◆0.0% from Jun 2025: **11**

YTD	2026	2025	+/-
	64	**42**	52.4%

5-year Jun average: **11**

Closed Sales 5

▼-37.5% from May 2026: **8**
◆0.0% from Jun 2025: **5**

YTD	2026	2025	+/-
	33	**43**	-23.3%

5-year Jun average: **8**

Median Sold Price $391,500

▼-18.9% from May 2026: **$482,495**
▲1.7% from Jun 2025: **$385,000**

YTD	2026	2025	+/-
	$395,000	**$420,500**	-6.1%

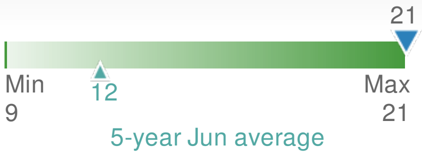
5-year Jun average: **$379,400**

Summary

In Hatboro-Horsham (Montgomery, PA), the median sold price for Attached/Townhouse properties for June was $391,500, representing a decrease of 18.9% compared to last month and an increase of 1.7% from Jun 2025. The average days on market for units sold in June was 70 days, 117% above the 5-year June average of 32 days. There was a 35.3% month over month decrease in new contract activity with 11 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from May) to 42; and a 5% increase in supply to 21 active units.

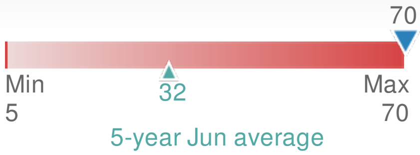
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.80 in May and an increase from 1.67 in June 2025. The Contract Ratio is 18% higher than the 5-year June average of 1.70. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 21



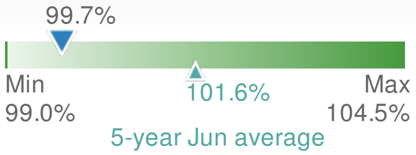
May 2026	Jun 2025
20	**9**

Avg DOM 70



May 2026	Jun 2025	YTD
36	**22**	**30**

Avg Sold to OLP Ratio 99.7%



May 2026	Jun 2025	YTD
104.0%	**99.0%**	**103.1%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Lower Merion (Montgomery, PA)

MarketStats by ShowingTime

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Local Market **Insight**

Presented by
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Email: ldavis@tcsr.realtor

June 2026

Lower Merion (Montgomery, PA)

New Listings 83

-10.8% from May 2026: **93**

29.7% from Jun 2025: **64**

YTD	2026	2025	+/-
	519	**476**	9.0%

5-year Jun average: **76**

New Pendings 76

-11.6% from May 2026: **86**

16.9% from Jun 2025: **65**

YTD	2026	2025	+/-
	394	**378**	4.2%

5-year Jun average: **71**

Closed Sales 94

56.7% from May 2026: **60**

9.3% from Jun 2025: **86**

YTD	2026	2025	+/-
	331	**319**	3.8%

5-year Jun average: **89**

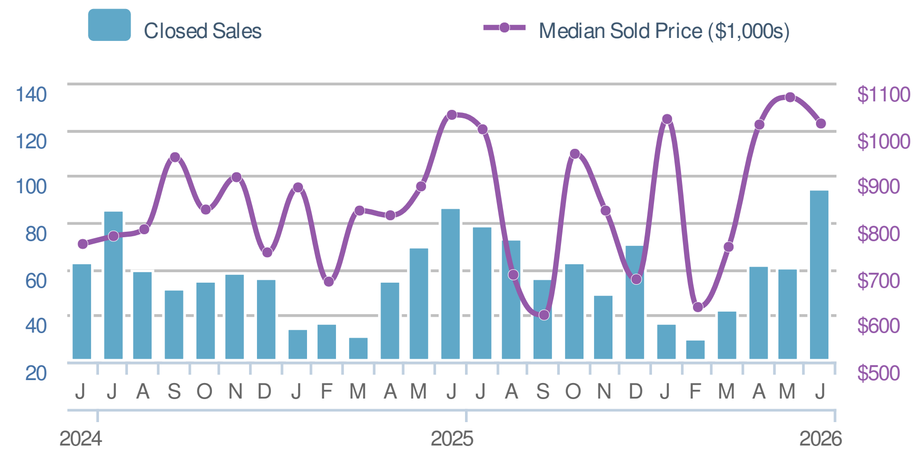
Median Sold Price $1,012,500

-5.3% from May 2026: **$1,069,250**

-1.9% from Jun 2025: **$1,031,750**

YTD	2026	2025	+/-
	$975,000	**$850,000**	14.7%

5-year Jun average: **$881,290**



Active Listings 152

152

Min	104	Max
76		152

5-year Jun average

May 2026	Jun 2025
150	**100**

Avg DOM 29

29

Min	21	Max
14		29

5-year Jun average

May 2026	Jun 2025	YTD
16	**23**	**28**

Avg Sold to OLP Ratio 100.0%

100.0%

Min	101.9%	Max
100.0%		104.5%

5-year Jun average

May 2026	Jun 2025	YTD
104.7%	**102.8%**	**100.9%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis

June 2026

Lower Merion (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
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New Listings 47

▼-26.6% from May 2026: **64**

▲67.9% from Jun 2025: **28**

YTD	2026	2025	+/-
	329	**291**	13.1%

5-year Jun average: **42**

New Pendings 49

▼-21.0% from May 2026: **62**

▲53.1% from Jun 2025: **32**

YTD	2026	2025	+/-
	257	**239**	7.5%

5-year Jun average: **42**

Closed Sales 60

▲42.9% from May 2026: **42**

▲3.4% from Jun 2025: **58**

YTD	2026	2025	+/-
	207	**198**	4.5%

5-year Jun average: **58**

Median Sold Price $1,467,500

▲16.2% from May 2026: **$1,262,500**

▼-1.5% from Jun 2025: **$1,490,000**

YTD	2026	2025	+/-
	$1,300,000	**$1,155,000**	12.6%

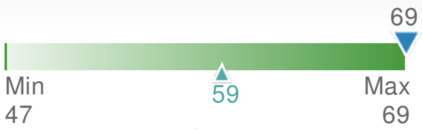
5-year Jun average: **$1,218,500**

Summary

In Lower Merion (Montgomery, PA), the median sold price for Detached properties for June was $1,467,500, representing an increase of 16.2% compared to last month and a decrease of 1.5% from Jun 2025. The average days on market for units sold in June was 18 days, 1% below the 5-year June average of 18 days. There was a 21% month over month decrease in new contract activity with 49 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 85; and a 6.8% decrease in supply to 69 active units.

This activity resulted in a Contract Ratio of 1.23 pendings per active listing, down from 1.38 in May and a decrease from 1.50 in June 2025. The Contract Ratio is 10% lower than the 5-year June average of 1.37. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

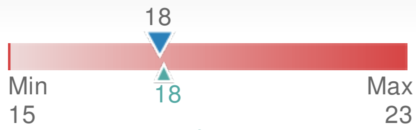
Active Listings 69



5-year Jun average

May 2026	Jun 2025
74	**50**

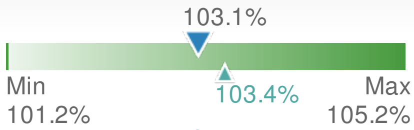
Avg DOM 18



5-year Jun average

May 2026	Jun 2025	YTD
9	**17**	**18**

Avg Sold to OLP Ratio 103.1%



5-year Jun average

May 2026	Jun 2025	YTD
107.7%	**104.7%**	**104.1%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis

June 2026

Lower Merion (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
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New Listings 36

▲24.1% from May 2026: **29**

↔0.0% from Jun 2025: **36**

YTD	2026	2025	+/-
	190	**185**	2.7%

5-year Jun average: **34**

New Pendings 27

▲12.5% from May 2026: **24**

▼-18.2% from Jun 2025: **33**

YTD	2026	2025	+/-
	137	**139**	-1.4%

5-year Jun average: **28**

Closed Sales 34

▲88.9% from May 2026: **18**

▲21.4% from Jun 2025: **28**

YTD	2026	2025	+/-
	124	**121**	2.5%

5-year Jun average: **31**

Median Sold Price $423,000

▲32.2% from May 2026: **$320,000**

▼-17.1% from Jun 2025: **$510,000**

YTD	2026	2025	+/-
	$415,000	**$380,000**	9.2%

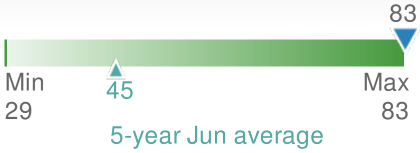
5-year Jun average: **$391,600**

Summary

In Lower Merion (Montgomery, PA), the median sold price for Attached properties for June was $423,000, representing an increase of 32.2% compared to last month and a decrease of 17.1% from Jun 2025. The average days on market for units sold in June was 48 days, 85% above the 5-year June average of 26 days. There was a 12.5% month over month increase in new contract activity with 27 New Pendings; a 22.2% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 28; and a 9.2% increase in supply to 83 active units.

This activity resulted in a Contract Ratio of 0.34 pendings per active listing, down from 0.47 in May and a decrease from 0.76 in June 2025. The Contract Ratio is 66% lower than the 5-year June average of 1.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 83

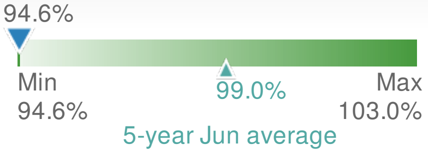


May 2026	Jun 2025
76	**50**

Avg DOM 48

May 2026	Jun 2025	YTD
34	**37**	**45**

Avg Sold to OLP Ratio 94.6%



May 2026	Jun 2025	YTD
97.8%	**98.9%**	**95.6%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
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June 2026

Lower Merion (Montgomery, PA) - Attached/Townhouse

New Listings 16

▼ -5.9% from May 2026: **17**

▼ -27.3% from Jun 2025: **22**

YTD	2026	2025	+/-
	90	**98**	-8.2%

5-year Jun average: **16**

New Pendings 15

▲ 7.1% from May 2026: **14**

▼ -21.1% from Jun 2025: **19**

YTD	2026	2025	+/-
	73	**80**	-8.8%

5-year Jun average: **15**

Closed Sales 19

▲ 111.1% from May 2026: **9**

▲ 5.6% from Jun 2025: **18**

YTD	2026	2025	+/-
	67	**72**	-6.9%

5-year Jun average: **16**

Median Sold Price $597,000

▲ 32.7% from May 2026: **$450,000**

▲ 3.8% from Jun 2025: **$575,000**

YTD	2026	2025	+/-
	$465,000	**$445,000**	4.5%

5-year Jun average: **$488,550**

Summary

In Lower Merion (Montgomery, PA), the median sold price for Attached/Townhouse properties for June was $597,000, representing an increase of 32.7% compared to last month and an increase of 3.8% from Jun 2025. The average days on market for units sold in June was 32 days, 95% above the 5-year June average of 16 days. There was a 7.1% month over month increase in new contract activity with 15 New Pendings; a 26.3% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 14; and a 20% increase in supply to 30 active units.

This activity resulted in a Contract Ratio of 0.47 pendings per active listing, down from 0.76 in May and a decrease from 1.06 in June 2025. The Contract Ratio is 64% lower than the 5-year June average of 1.31. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 30

May 2026	Jun 2025
25	**18**

Avg DOM 32

May 2026	Jun 2025	YTD
31	**21**	**33**

Avg Sold to OLP Ratio 97.8%

May 2026	Jun 2025	YTD
97.6%	**101.0%**	**97.9%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Methacton (Montgomery, PA)

MarketStats by ShowingTime

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Local Market **Insight**

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June 2026

Methacton (Montgomery, PA)

New Listings 32

▲3.2%	▼-3.0%
from May 2026: **31**	from Jun 2025: **33**

YTD	2026	2025	+/-
	163	**172**	-5.2%

5-year Jun average: **36**

New Pendings 30

▼-21.1%	▼-16.7%
from May 2026: **38**	from Jun 2025: **36**

YTD	2026	2025	+/-
	141	**155**	-9.0%

5-year Jun average: **35**

Closed Sales 28

▲55.6%	▲12.0%
from May 2026: **18**	from Jun 2025: **25**

YTD	2026	2025	+/-
	109	**138**	-21.0%

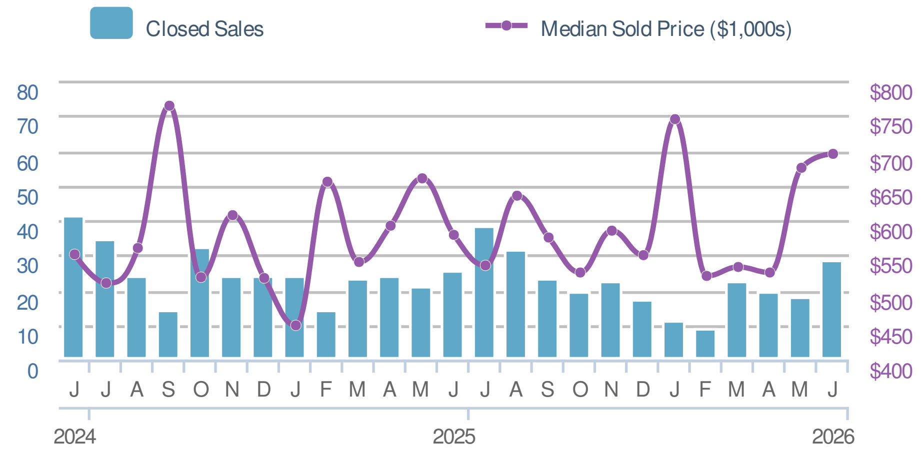
5-year Jun average: **35**

Median Sold Price $695,803

▲3.1%	▲20.2%
from May 2026: **$675,000**	from Jun 2025: **$579,000**

YTD	2026	2025	+/-
	$555,500	**$590,000**	-5.8%

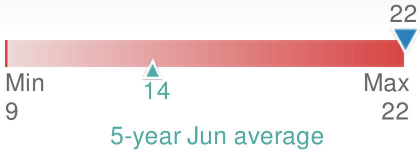
5-year Jun average: **$572,761**



Active Listings 37

May 2026	Jun 2025
33	**44**

Avg DOM 22



May 2026	Jun 2025	YTD
37	**14**	**24**

Avg Sold to OLP Ratio 99.2%

May 2026	Jun 2025	YTD
103.2%	**101.1%**	**100.9%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
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June 2026

Methacton (Montgomery, PA) - Detached

New Listings 25

▼ -16.7% from May 2026: **30**

▼ -7.4% from Jun 2025: **27**

YTD	2026	2025	+/-
	135	**143**	-5.6%

5-year Jun average: **30**

New Pendings 25

▼ -21.9% from May 2026: **32**

▼ -16.7% from Jun 2025: **30**

YTD	2026	2025	+/-
	117	**129**	-9.3%

5-year Jun average: **29**

Closed Sales 23

▲ 64.3% from May 2026: **14**

▲ 27.8% from Jun 2025: **18**

YTD	2026	2025	+/-
	90	**111**	-18.9%

5-year Jun average: **27**

Median Sold Price $725,000

▲ 1.4% from May 2026: **$715,000**

▲ 8.2% from Jun 2025: **$670,000**

YTD	2026	2025	+/-
	$651,250	**$615,000**	5.9%

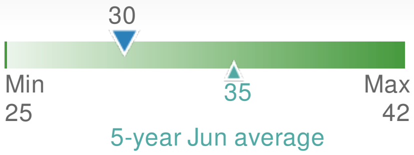
5-year Jun average: **$601,000**

Summary

In Methacton (Montgomery, PA), the median sold price for Detached properties for June was $725,000, representing an increase of 1.4% compared to last month and an increase of 8.2% from Jun 2025. The average days on market for units sold in June was 23 days, 77% above the 5-year June average of 13 days. There was a 21.9% month over month decrease in new contract activity with 25 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 40; and no change in supply with 30 active units.

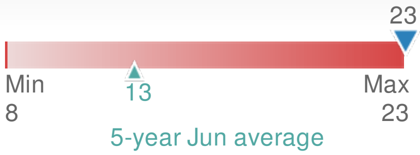
This activity resulted in a Contract Ratio of 1.33 pendings per active listing, no change from May and an increase from 1.16 in June 2025. The Contract Ratio is 4% higher than the 5-year June average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 30



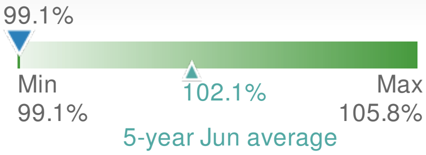
May 2026	Jun 2025
30	**38**

Avg DOM 23



May 2026	Jun 2025	YTD
44	**16**	**26**

Avg Sold to OLP Ratio 99.1%



May 2026	Jun 2025	YTD
104.3%	**100.7%**	**101.1%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

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June 2026

Methacton (Montgomery, PA) - Attached

New Listings 7

▲ 600.0% from May 2026: **1**

▲ 16.7% from Jun 2025: **6**

YTD	2026	2025	+/-
	28	**29**	-3.4%

5-year Jun average: **7**

New Pendings 5

▼ -16.7% from May 2026: **6**

▼ -16.7% from Jun 2025: **6**

YTD	2026	2025	+/-
	24	**26**	-7.7%

5-year Jun average: **6**

Closed Sales 5

▲ 25.0% from May 2026: **4**

▼ -28.6% from Jun 2025: **7**

YTD	2026	2025	+/-
	19	**27**	-29.6%

5-year Jun average: **8**

Median Sold Price $650,000

▲ 18.7% from May 2026: **$547,500**

▲ 34.0% from Jun 2025: **$485,000**

YTD	2026	2025	+/-
	$530,000	**$500,000**	6.0%

5-year Jun average: **$518,957**

Summary

In Methacton (Montgomery, PA), the median sold price for Attached properties for June was $650,000, representing an increase of 18.7% compared to last month and an increase of 34% from Jun 2025. The average days on market for units sold in June was 21 days, 18% above the 5-year June average of 18 days. There was a 16.7% month over month decrease in new contract activity with 5 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 6; and a 133.3% increase in supply to 7 active units.

This activity resulted in a Contract Ratio of 0.86 pendings per active listing, down from 2.00 in May and a decrease from 1.00 in June 2025. The Contract Ratio is 25% lower than the 5-year June average of 1.15. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 7

May 2026	Jun 2025
3	**6**

Avg DOM 21

May 2026	Jun 2025	YTD
13	**8**	**16**

Avg Sold to OLP Ratio 99.6%

May 2026	Jun 2025	YTD
99.3%	**101.9%**	**100.0%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

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June 2026

Methacton (Montgomery, PA) - Attached/Townhouse

New Listings 6

▲500.0%	▲20.0%
from May 2026: **1**	from Jun 2025: **5**

YTD	2026	2025	+/-
	26	**26**	0.0%

5-year Jun average: **6**

New Pendings 5

↔0.0%	▲25.0%
from May 2026: **5**	from Jun 2025: **4**

YTD	2026	2025	+/-
	23	**22**	4.5%

5-year Jun average: **6**

Closed Sales 5

▲66.7%	▼-16.7%
from May 2026: **3**	from Jun 2025: **6**

YTD	2026	2025	+/-
	18	**23**	-21.7%

5-year Jun average: **7**

Median Sold Price $650,000

▲4.8%	▲25.0%
from May 2026: **$620,000**	from Jun 2025: **$520,000**

YTD	2026	2025	+/-
	$534,750	**$550,000**	-2.8%

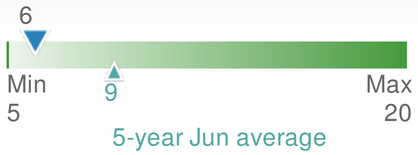
5-year Jun average: **$536,427**

Summary

In Methacton (Montgomery, PA), the median sold price for Attached/Townhouse properties for June was $650,000, representing an increase of 4.8% compared to last month and an increase of 25% from Jun 2025. The average days on market for units sold in June was 21 days, 15% above the 5-year June average of 18 days. There was no month over month change in new contract activity with 5 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 6; and a 100% increase in supply to 6 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 2.00 in May and an increase from 0.83 in June 2025. The Contract Ratio is 11% lower than the 5-year June average of 1.12. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 6

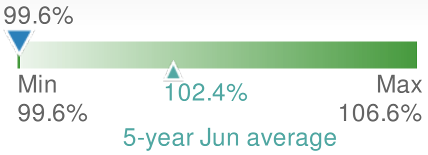


May 2026	Jun 2025
3	**6**

Avg DOM 21

May 2026	Jun 2025	YTD
16	**9**	**17**

Avg Sold to OLP Ratio 99.6%



May 2026	Jun 2025	YTD
97.5%	**101.9%**	**99.7%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

MarketStats by ShowingTime

Local Market **Insight**

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June 2026

Norristown Area (Montgomery, PA)

New Listings 57

▼ -1.7% from May 2026: **58**
▼ -13.6% from Jun 2025: **66**

YTD	2026	2025	+/-
	382	**403**	-5.2%

5-year Jun average: **71**

New Pendings 55

▼ -9.8% from May 2026: **61**
▼ -8.3% from Jun 2025: **60**

YTD	2026	2025	+/-
	319	**346**	-7.8%

5-year Jun average: **66**

Closed Sales 64

▲ 28.0% from May 2026: **50**
▲ 42.2% from Jun 2025: **45**

YTD	2026	2025	+/-
	298	**297**	0.3%

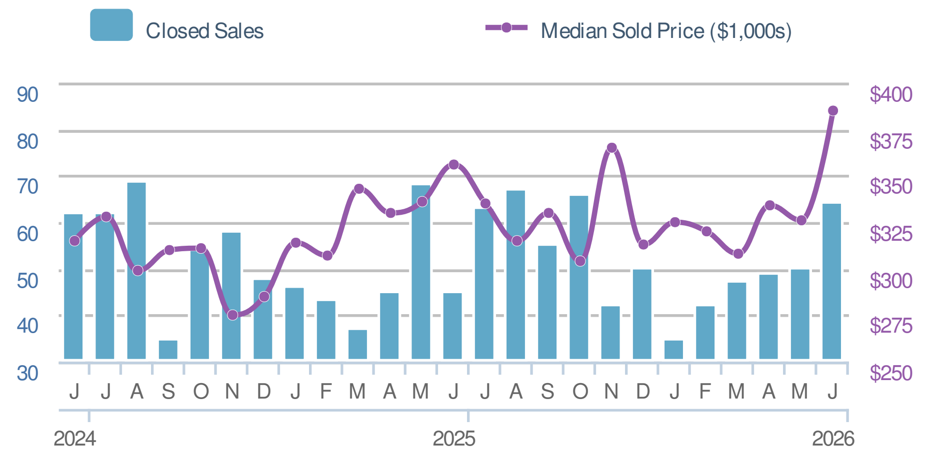
5-year Jun average: **69**

Median Sold Price $385,937

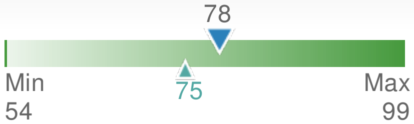
▲ 18.3% from May 2026: **$326,200**
▲ 8.2% from Jun 2025: **$356,600**

YTD	2026	2025	+/-
	$327,500	**$330,000**	-0.8%

5-year Jun average: **$331,307**



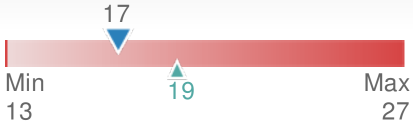
Active Listings 78



Min 54
Max 99
5-year Jun average

May 2026	Jun 2025
83	**78**

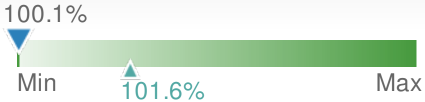
Avg DOM 17



Min 13
Max 27
5-year Jun average

May 2026	Jun 2025	YTD
22	**13**	**25**

Avg Sold to OLP Ratio 100.1%



Min 100.1%
Max 104.9%
5-year Jun average

May 2026	Jun 2025	YTD
100.6%	**100.2%**	**99.2%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
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June 2026

Norristown Area (Montgomery, PA) - Detached

New Listings 24

▲9.1% from May 2026: **22**

▲9.1% from Jun 2025: **22**

YTD	2026	2025	+/-
	134	**129**	3.9%

5-year Jun average: **23**

New Pendings 26

▼-10.3% from May 2026: **29**

▲8.3% from Jun 2025: **24**

YTD	2026	2025	+/-
	122	**125**	-2.4%

5-year Jun average: **26**

Closed Sales 28

▲55.6% from May 2026: **18**

▲86.7% from Jun 2025: **15**

YTD	2026	2025	+/-
	102	**109**	-6.4%

5-year Jun average: **26**

Median Sold Price $482,500

▲19.4% from May 2026: **$404,000**

▲13.5% from Jun 2025: **$425,000**

YTD	2026	2025	+/-
	$420,000	**$410,000**	2.4%

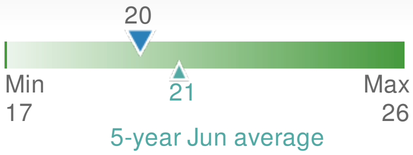
5-year Jun average: **$421,400**

Summary

In Norristown Area (Montgomery, PA), the median sold price for Detached properties for June was $482,500, representing an increase of 19.4% compared to last month and an increase of 13.5% from Jun 2025. The average days on market for units sold in June was 8 days, 26% below the 5-year June average of 11 days. There was a 10.3% month over month decrease in new contract activity with 26 New Pendings; a 10.3% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 35; and no change in supply with 20 active units.

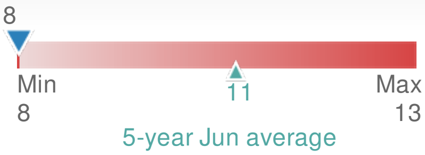
This activity resulted in a Contract Ratio of 1.75 pendings per active listing, down from 1.95 in May and a decrease from 2.17 in June 2025. The Contract Ratio is 3% lower than the 5-year June average of 1.81. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 20



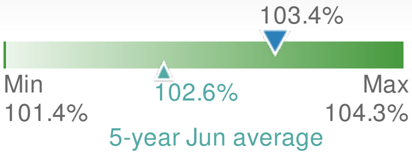
May 2026	Jun 2025
20	**18**

Avg DOM 8



May 2026	Jun 2025	YTD
14	**13**	**17**

Avg Sold to OLP Ratio 103.4%



May 2026	Jun 2025	YTD
102.6%	**101.4%**	**101.3%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

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June 2026

Norristown Area (Montgomery, PA) - Attached

New Listings 33

▼ -8.3% from May 2026: **36**

▼ -25.0% from Jun 2025: **44**

YTD	2026	2025	+/-
	248	**274**	-9.5%

5-year Jun average: **48**

New Pendings 29

▼ -9.4% from May 2026: **32**

▼ -19.4% from Jun 2025: **36**

YTD	2026	2025	+/-
	197	**221**	-10.9%

5-year Jun average: **40**

Closed Sales 36

▲ 12.5% from May 2026: **32**

▲ 20.0% from Jun 2025: **30**

YTD	2026	2025	+/-
	196	**188**	4.3%

5-year Jun average: **43**

Median Sold Price $293,000

▲ 2.8% from May 2026: **$285,000**

▼ -4.9% from Jun 2025: **$308,000**

YTD	2026	2025	+/-
	$289,950	**$293,450**	-1.2%

5-year Jun average: **$275,580**

Summary

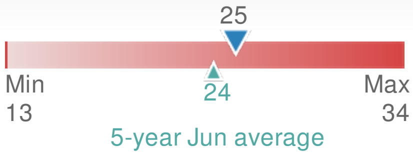
In Norristown Area (Montgomery, PA), the median sold price for Attached properties for June was $293,000, representing an increase of 2.8% compared to last month and a decrease of 4.9% from Jun 2025. The average days on market for units sold in June was 25 days, 3% above the 5-year June average of 24 days. There was a 9.4% month over month decrease in new contract activity with 29 New Pendings; a 20.6% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 50; and a 7.9% decrease in supply to 58 active units.

This activity resulted in a Contract Ratio of 0.86 pendings per active listing, down from 1.00 in May and a decrease from 1.38 in June 2025. The Contract Ratio is 34% lower than the 5-year June average of 1.30. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 58

May 2026	Jun 2025
63	**60**

Avg DOM 25



May 2026	Jun 2025	YTD
27	**13**	**29**

Avg Sold to OLP Ratio 97.3%

May 2026	Jun 2025	YTD
99.6%	**99.6%**	**98.1%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market Insight

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June 2026

Norristown Area (Montgomery, PA) - Attached/Townhouse

New Listings 31

↔ 0.0% from May 2026: **31**

▼ -16.2% from Jun 2025: **37**

YTD	2026	2025	+/-
	210	**236**	-11.0%

5-year Jun average: **41**

New Pendings 24

↔ 0.0% from May 2026: **24**

▼ -22.6% from Jun 2025: **31**

YTD	2026	2025	+/-
	165	**195**	-15.4%

5-year Jun average: **34**

Closed Sales 28

↔ 0.0% from May 2026: **28**

▲ 21.7% from Jun 2025: **23**

YTD	2026	2025	+/-
	164	**162**	1.2%

5-year Jun average: **35**

Median Sold Price $310,500

▲ 8.9% from May 2026: **$285,000**

▼ -1.4% from Jun 2025: **$315,000**

YTD	2026	2025	+/-
	$290,000	**$300,000**	-3.3%

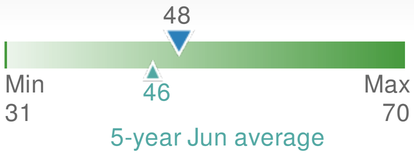
5-year Jun average: **$284,140**

Summary

In Norristown Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for June was $310,500, representing an increase of 8.9% compared to last month and a decrease of 1.4% from Jun 2025. The average days on market for units sold in June was 18 days, 25% below the 5-year June average of 24 days. There was no month over month change in new contract activity with 24 New Pendings; a 15.4% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 44; and a 5.9% decrease in supply to 48 active units.

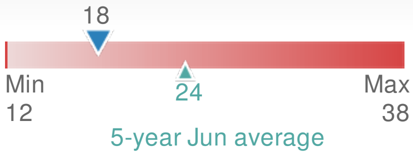
This activity resulted in a Contract Ratio of 0.92 pendings per active listing, down from 1.02 in May and a decrease from 1.66 in June 2025. The Contract Ratio is 33% lower than the 5-year June average of 1.37. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 48



May 2026	Jun 2025
51	**47**

Avg DOM 18



May 2026	Jun 2025	YTD
24	**12**	**27**

Avg Sold to OLP Ratio 97.8%

May 2026	Jun 2025	YTD
99.9%	**99.6%**	**98.5%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis
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June 2026

North Penn (Montgomery, PA)

New Listings 120

▼ -16.1% from May 2026: **143**

▲ 20.0% from Jun 2025: **100**

YTD	2026	2025	+/-
	636	**574**	10.8%

5-year Jun average: **118**

New Pendings 137

▲ 13.2% from May 2026: **121**

▲ 28.0% from Jun 2025: **107**

YTD	2026	2025	+/-
	560	**489**	14.5%

5-year Jun average: **118**

Closed Sales 107

▲ 24.4% from May 2026: **86**

▼ -3.6% from Jun 2025: **111**

YTD	2026	2025	+/-
	455	**421**	8.1%

5-year Jun average: **117**

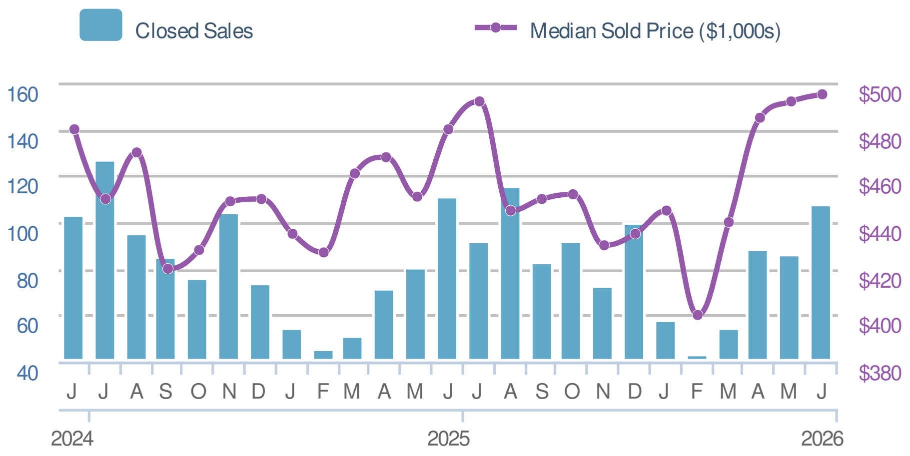
Median Sold Price $495,000

▲ 0.5% from May 2026: **$492,500**

▲ 3.1% from Jun 2025: **$480,000**

YTD	2026	2025	+/-
	$470,000	**$451,500**	4.1%

5-year Jun average: **$468,700**



Active Listings 124

124

Min	94	Max
55		124

5-year Jun average

May 2026	Jun 2025
128	**95**

Avg DOM 16

16

Min	12	Max
8		16

5-year Jun average

May 2026	Jun 2025	YTD
20	**14**	**24**

Avg Sold to OLP Ratio 101.4%

101.4%

Min	102.8%	Max
101.2%		105.7%

5-year Jun average

May 2026	Jun 2025	YTD
100.7%	**101.2%**	**100.3%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market Insight

Presented by
Lauren Davis

June 2026

North Penn (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
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New Listings 63

▼ -14.9% from May 2026: **74**

▲ 40.0% from Jun 2025: **45**

YTD	2026	2025	+/-
	328	**309**	6.1%

5-year Jun average: **63**

New Pendings 74

▲ 15.6% from May 2026: **64**

▲ 23.3% from Jun 2025: **60**

YTD	2026	2025	+/-
	296	**263**	12.5%

5-year Jun average: **68**

Closed Sales 52

▲ 10.6% from May 2026: **47**

▼ -10.3% from Jun 2025: **58**

YTD	2026	2025	+/-
	234	**211**	10.9%

5-year Jun average: **64**

Median Sold Price $625,500

▲ 9.0% from May 2026: **$574,000**

▲ 1.7% from Jun 2025: **$614,950**

YTD	2026	2025	+/-
	$544,500	**$570,000**	-4.5%

5-year Jun average: **$564,590**

Summary

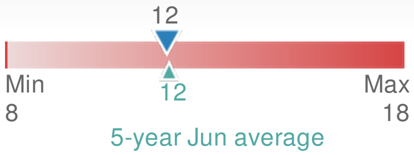
In North Penn (Montgomery, PA), the median sold price for Detached properties for June was $625,500, representing an increase of 9% compared to last month and an increase of 1.7% from Jun 2025. The average days on market for units sold in June was 12 days, 2% below the 5-year June average of 12 days. There was a 15.6% month over month increase in new contract activity with 74 New Pendings; a 21.4% MoM increase in All Pendings (new contracts + contracts carried over from May) to 102; and a 6.9% decrease in supply to 54 active units.

This activity resulted in a Contract Ratio of 1.89 pendings per active listing, up from 1.45 in May and an increase from 1.65 in June 2025. The Contract Ratio is 4% lower than the 5-year June average of 1.96. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 54

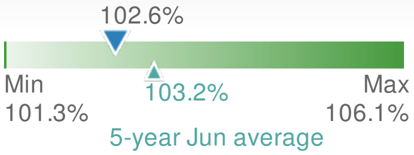
May 2026	Jun 2025
58	**49**

Avg DOM 12



May 2026	Jun 2025	YTD
24	**18**	**25**

Avg Sold to OLP Ratio 102.6%



May 2026	Jun 2025	YTD
100.3%	**101.3%**	**100.7%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
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June 2026

North Penn (Montgomery, PA) - Attached

New Listings 57

▼ -17.4% from May 2026: **69**

▲ 3.6% from Jun 2025: **55**

YTD	2026	2025	+/-
	308	**265**	16.2%

5-year Jun average: **55**

New Pendings 63

▲ 10.5% from May 2026: **57**

▲ 34.0% from Jun 2025: **47**

YTD	2026	2025	+/-
	264	**226**	16.8%

5-year Jun average: **50**

Closed Sales 55

▲ 41.0% from May 2026: **39**

▲ 3.8% from Jun 2025: **53**

YTD	2026	2025	+/-
	221	**210**	5.2%

5-year Jun average: **53**

Median Sold Price $440,000

▲ 5.3% from May 2026: **$418,000**

▲ 9.5% from Jun 2025: **$402,000**

YTD	2026	2025	+/-
	$418,000	**$385,000**	8.6%

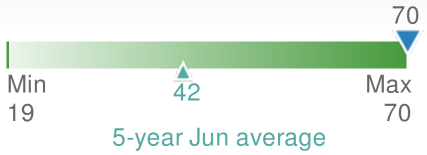
5-year Jun average: **$385,980**

Summary

In North Penn (Montgomery, PA), the median sold price for Attached properties for June was $440,000, representing an increase of 5.3% compared to last month and an increase of 9.5% from Jun 2025. The average days on market for units sold in June was 20 days, 70% above the 5-year June average of 12 days. There was a 10.5% month over month increase in new contract activity with 63 New Pendings; an 8.3% MoM increase in All Pendings (new contracts + contracts carried over from May) to 78; and no change in supply with 70 active units.

This activity resulted in a Contract Ratio of 1.11 pendings per active listing, up from 1.03 in May and a decrease from 1.17 in June 2025. The Contract Ratio is 37% lower than the 5-year June average of 1.75. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 70



May 2026	Jun 2025
70	**46**

Avg DOM 20

May 2026	Jun 2025	YTD
15	**9**	**22**

Avg Sold to OLP Ratio 100.2%

May 2026	Jun 2025	YTD
101.2%	**101.1%**	**99.8%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis

June 2026

North Penn (Montgomery, PA) - Attached/Townhouse

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New Listings 46

▼ -11.5% from May 2026: **52**

▲ 4.5% from Jun 2025: **44**

YTD	2026	2025	+/-
	230	**209**	10.0%

5-year Jun average: **45**

New Pendings 50

▲ 11.1% from May 2026: **45**

▲ 22.0% from Jun 2025: **41**

YTD	2026	2025	+/-
	197	**180**	9.4%

5-year Jun average: **41**

Closed Sales 44

▲ 63.0% from May 2026: **27**

▲ 4.8% from Jun 2025: **42**

YTD	2026	2025	+/-
	165	**160**	3.1%

5-year Jun average: **40**

Median Sold Price $451,750

▲ 2.7% from May 2026: **$440,000**

▲ 1.9% from Jun 2025: **$443,500**

YTD	2026	2025	+/-
	$440,000	**$435,750**	1.0%

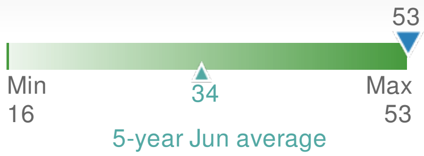
5-year Jun average: **$412,300**

Summary

In North Penn (Montgomery, PA), the median sold price for Attached/Townhouse properties for June was $451,750, representing an increase of 2.7% compared to last month and an increase of 1.9% from Jun 2025. The average days on market for units sold in June was 13 days, 23% above the 5-year June average of 11 days. There was an 11.1% month over month increase in new contract activity with 50 New Pendings; a 7.3% MoM increase in All Pendings (new contracts + contracts carried over from May) to 59; and a 3.9% increase in supply to 53 active units.

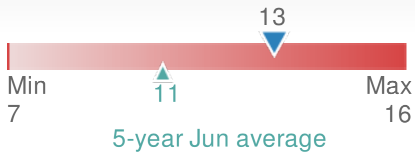
This activity resulted in a Contract Ratio of 1.11 pendings per active listing, up from 1.08 in May and a decrease from 1.30 in June 2025. The Contract Ratio is 36% lower than the 5-year June average of 1.75. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 53



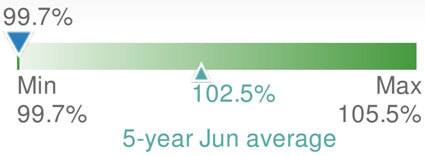
May 2026	Jun 2025
51	**37**

Avg DOM 13



May 2026	Jun 2025	YTD
18	**8**	**20**

Avg Sold to OLP Ratio 99.7%



May 2026	Jun 2025	YTD
102.0%	**101.3%**	**99.9%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

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June 2026

Perkiomen Valley (Montgomery, PA)

New Listings 43

▼-20.4% from May 2026: **54**

▲7.5% from Jun 2025: **40**

YTD	2026	2025	+/-
	278	**230**	20.9%

5-year Jun average: **46**

New Pendings 44

▲2.3% from May 2026: **43**

▲7.3% from Jun 2025: **41**

YTD	2026	2025	+/-
	223	**195**	14.4%

5-year Jun average: **41**

Closed Sales 47

▲14.6% from May 2026: **41**

▲11.9% from Jun 2025: **42**

YTD	2026	2025	+/-
	176	**160**	10.0%

5-year Jun average: **43**

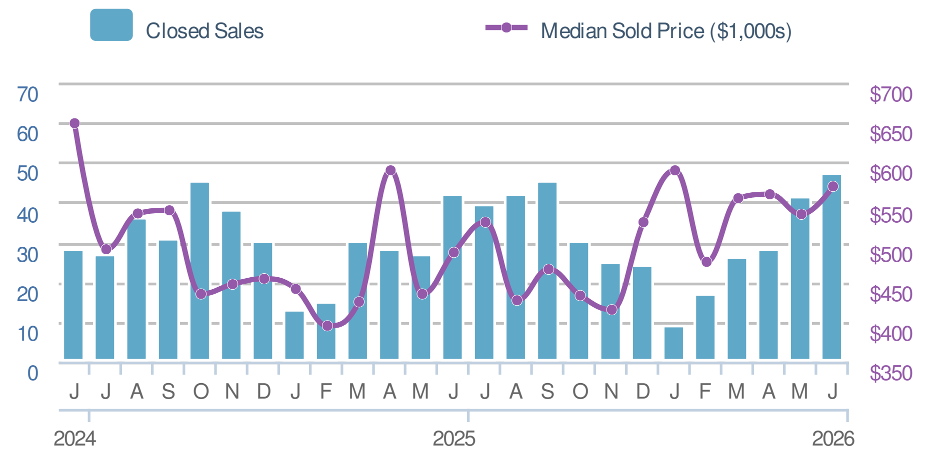
Median Sold Price $570,000

▲6.5% from May 2026: **$535,000**

▲16.9% from Jun 2025: **$487,500**

YTD	2026	2025	+/-
	$530,500	**$467,500**	13.5%

5-year Jun average: **$520,990**



Active Listings 64

47

Min	Max
34	64

5-year Jun average

May 2026	Jun 2025
66	**44**

Avg DOM 14

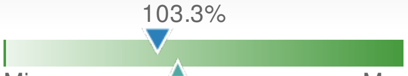
12

Min	Max
7	16

5-year Jun average

May 2026	Jun 2025	YTD
15	**11**	**26**

Avg Sold to OLP Ratio 103.3%



103.6%

Min	Max
101.8%	105.9%

5-year Jun average

May 2026	Jun 2025	YTD
101.8%	**101.8%**	**100.6%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

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June 2026

Perkiomen Valley (Montgomery, PA) - Detached

New Listings 30

▼ -28.6% from May 2026: **42**

▲ 36.4% from Jun 2025: **22**

YTD	2026	2025	+/-
	212	**151**	40.4%

5-year Jun average: **27**

New Pendings 34

▲ 6.3% from May 2026: **32**

▲ 21.4% from Jun 2025: **28**

YTD	2026	2025	+/-
	161	**131**	22.9%

5-year Jun average: **27**

Closed Sales 38

▲ 35.7% from May 2026: **28**

▲ 18.8% from Jun 2025: **32**

YTD	2026	2025	+/-
	126	**106**	18.9%

5-year Jun average: **32**

Median Sold Price $637,000

▲ 4.0% from May 2026: **$612,500**

▲ 17.9% from Jun 2025: **$540,500**

YTD	2026	2025	+/-
	$612,750	**$590,000**	3.9%

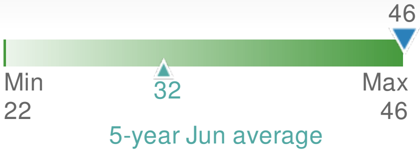
5-year Jun average: **$580,300**

Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Detached properties for June was $637,000, representing an increase of 4% compared to last month and an increase of 17.9% from Jun 2025. The average days on market for units sold in June was 16 days, 23% above the 5-year June average of 13 days. There was a 6.3% month over month increase in new contract activity with 34 New Pendings; a 7.5% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 49; and an 11.5% decrease in supply to 46 active units.

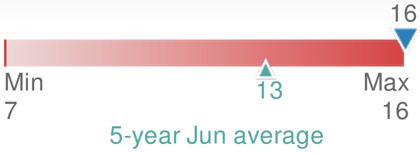
This activity resulted in a Contract Ratio of 1.07 pendings per active listing, up from 1.02 in May and a decrease from 1.77 in June 2025. The Contract Ratio is 16% lower than the 5-year June average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 46



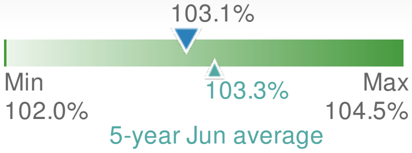
May 2026	Jun 2025
52	**22**

Avg DOM 16



May 2026	Jun 2025	YTD
12	**12**	**26**

Avg Sold to OLP Ratio 103.1%



May 2026	Jun 2025	YTD
102.3%	**102.0%**	**101.0%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

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June 2026

Perkiomen Valley (Montgomery, PA) - Attached

New Listings 13

▲ 8.3% from May 2026: **12**

▼ -27.8% from Jun 2025: **18**

YTD	2026	2025	+/-
	66	**79**	-16.5%

5-year Jun average: **19**

New Pendings 10

▼ -9.1% from May 2026: **11**

▼ -23.1% from Jun 2025: **13**

YTD	2026	2025	+/-
	62	**64**	-3.1%

5-year Jun average: **14**

Closed Sales 9

▼ -30.8% from May 2026: **13**

▼ -10.0% from Jun 2025: **10**

YTD	2026	2025	+/-
	50	**54**	-7.4%

5-year Jun average: **11**

Median Sold Price $385,000

▼ -11.5% from May 2026: **$435,000**

▲ 10.0% from Jun 2025: **$350,000**

YTD	2026	2025	+/-
	$387,500	**$350,000**	10.7%

5-year Jun average: **$369,000**

Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached properties for June was $385,000, representing a decrease of 11.5% compared to last month and an increase of 10% from Jun 2025. The average days on market for units sold in June was 5 days, 44% below the 5-year June average of 9 days. There was a 9.1% month over month decrease in new contract activity with 10 New Pendings; a 5.9% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 16; and a 28.6% increase in supply to 18 active units.

This activity resulted in a Contract Ratio of 0.89 pendings per active listing, down from 1.21 in May and an increase from 0.68 in June 2025. The Contract Ratio is 41% lower than the 5-year June average of 1.50. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

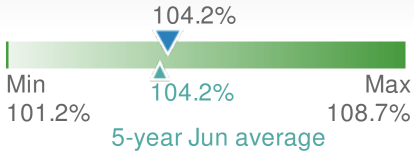
Active Listings 18

May 2026	Jun 2025
14	**22**

Avg DOM 5

May 2026	Jun 2025	YTD
23	**8**	**28**

Avg Sold to OLP Ratio 104.2%



May 2026	Jun 2025	YTD
100.5%	**101.2%**	**99.6%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

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June 2026

Perkiomen Valley (Montgomery, PA) - Attached/Townhouse

New Listings 10

↔ 0.0% from May 2026: **10**

▼ -33.3% from Jun 2025: **15**

YTD	2026	2025	+/-
	56	**62**	-9.7%

5-year Jun average: **16**

New Pendings 7

▼ -30.0% from May 2026: **10**

▼ -46.2% from Jun 2025: **13**

YTD	2026	2025	+/-
	52	**51**	2.0%

5-year Jun average: **12**

Closed Sales 8

▼ -33.3% from May 2026: **12**

↔ 0.0% from Jun 2025: **8**

YTD	2026	2025	+/-
	43	**42**	2.4%

5-year Jun average: **9**

Median Sold Price $393,000

▼ -10.7% from May 2026: **$440,222**

▲ 5.6% from Jun 2025: **$372,000**

YTD	2026	2025	+/-
	$385,000	**$362,500**	6.2%

5-year Jun average: **$380,000**

Summary

In Perkiomen Valley (Montgomery, PA), the median sold price for Attached/Townhouse properties for June was $393,000, representing a decrease of 10.7% compared to last month and an increase of 5.6% from Jun 2025. The average days on market for units sold in June was 4 days, 54% below the 5-year June average of 9 days. There was a 30% month over month decrease in new contract activity with 7 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 12; and a 36.4% increase in supply to 15 active units.

This activity resulted in a Contract Ratio of 0.80 pendings per active listing, down from 1.36 in May and an increase from 0.78 in June 2025. The Contract Ratio is 40% lower than the 5-year June average of 1.34. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

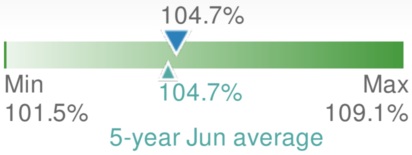
Active Listings 15

May 2026	Jun 2025
11	**18**

Avg DOM 4

May 2026	Jun 2025	YTD
24	**6**	**21**

Avg Sold to OLP Ratio 104.7%



May 2026	Jun 2025	YTD
100.8%	**102.9%**	**100.5%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

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June 2026

Pottsgrove (Montgomery, PA)

New Listings 38

▲ 65.2% from May 2026: **23**

▲ 31.0% from Jun 2025: **29**

YTD	2026	2025	+/-
	156	**187**	-16.6%

5-year Jun average: **33**

New Pendings 35

▲ 94.4% from May 2026: **18**

▲ 12.9% from Jun 2025: **31**

YTD	2026	2025	+/-
	142	**173**	-17.9%

5-year Jun average: **32**

Closed Sales 20

▼ -16.7% from May 2026: **24**

▼ -51.2% from Jun 2025: **41**

YTD	2026	2025	+/-
	125	**158**	-20.9%

5-year Jun average: **30**

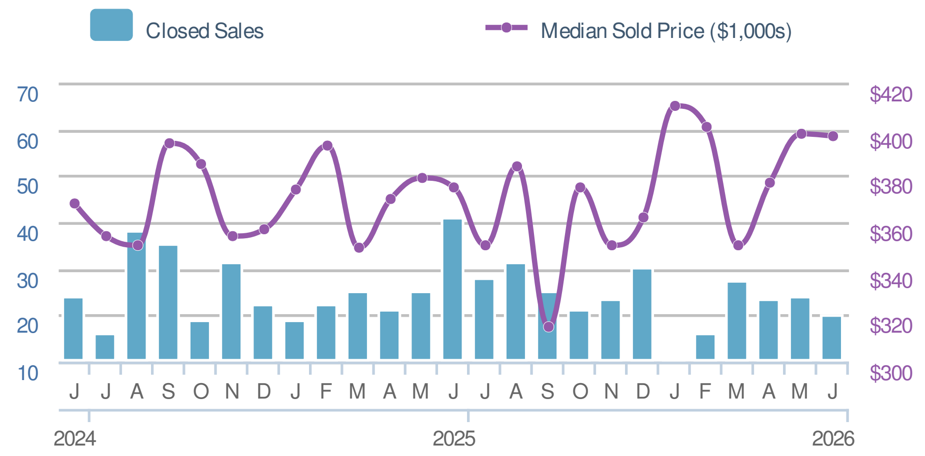
Median Sold Price $397,500

▼ -0.1% from May 2026: **$398,000**

▲ 6.0% from Jun 2025: **$375,000**

YTD	2026	2025	+/-
	$377,000	**$370,000**	1.9%

5-year Jun average: **$357,150**



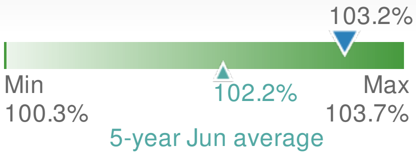
Active Listings 27

May 2026	Jun 2025
21	**29**

Avg DOM 8

May 2026	Jun 2025	YTD
12	**20**	**18**

Avg Sold to OLP Ratio 103.2%



May 2026	Jun 2025	YTD
100.2%	**100.6%**	**100.6%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

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June 2026

Pottsgrove (Montgomery, PA) - Detached

New Listings 30

▲57.9% from May 2026: **19**

▲50.0% from Jun 2025: **20**

YTD	2026	2025	+/-
	107	**139**	-23.0%

5-year Jun average: **24**

New Pendings 27

▲125.0% from May 2026: **12**

▲8.0% from Jun 2025: **25**

YTD	2026	2025	+/-
	94	**127**	-26.0%

5-year Jun average: **24**

Closed Sales 16

▼-5.9% from May 2026: **17**

▼-51.5% from Jun 2025: **33**

YTD	2026	2025	+/-
	87	**118**	-26.3%

5-year Jun average: **22**

Median Sold Price $427,250

▼-2.9% from May 2026: **$440,000**

▼-2.9% from Jun 2025: **$439,900**

YTD	2026	2025	+/-
	$427,500	**$398,000**	7.4%

5-year Jun average: **$405,934**

Summary

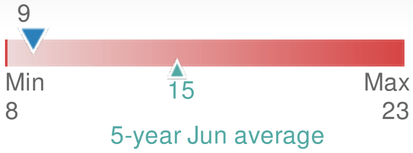
In Pottsgrove (Montgomery, PA), the median sold price for Detached properties for June was $427,250, representing a decrease of 2.9% compared to last month and a decrease of 2.9% from Jun 2025. The average days on market for units sold in June was 9 days, 38% below the 5-year June average of 15 days. There was a 125% month over month increase in new contract activity with 27 New Pendings; a 45% MoM increase in All Pendings (new contracts + contracts carried over from May) to 29; and a 35.3% increase in supply to 23 active units.

This activity resulted in a Contract Ratio of 1.26 pendings per active listing, up from 1.18 in May and a decrease from 1.39 in June 2025. The Contract Ratio is 23% lower than the 5-year June average of 1.64. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 23

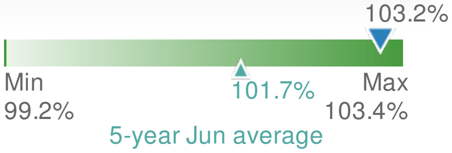
May 2026	Jun 2025
17	**23**

Avg DOM 9



May 2026	Jun 2025	YTD
13	**20**	**19**

Avg Sold to OLP Ratio 103.2%



May 2026	Jun 2025	YTD
100.4%	**100.8%**	**100.6%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

June 2026

Pottsgrove (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 8

▲100.0% from May 2026: **4**

▼-11.1% from Jun 2025: **9**

YTD	2026	2025	+/-
	49	**48**	2.1%

5-year Jun average: **8**

New Pendings 8

▲33.3% from May 2026: **6**

▲33.3% from Jun 2025: **6**

YTD	2026	2025	+/-
	48	**46**	4.3%

5-year Jun average: **8**

Closed Sales 4

▼-42.9% from May 2026: **7**

▼-50.0% from Jun 2025: **8**

YTD	2026	2025	+/-
	38	**40**	-5.0%

5-year Jun average: **8**

Median Sold Price $335,000

▲26.4% from May 2026: **$265,000**

▲22.9% from Jun 2025: **$272,500**

YTD	2026	2025	+/-
	$283,250	**$300,000**	-5.6%

5-year Jun average: **$278,000**

Summary

In Pottsgrove (Montgomery, PA), the median sold price for Attached properties for June was $335,000, representing an increase of 26.4% compared to last month and an increase of 22.9% from Jun 2025. The average days on market for units sold in June was 4 days, 50% below the 5-year June average of 8 days. There was a 33.3% month over month increase in new contract activity with 8 New Pendings; a 44.4% MoM increase in All Pendings (new contracts + contracts carried over from May) to 13; and no change in supply with 4 active units.

This activity resulted in a Contract Ratio of 3.25 pendings per active listing, up from 2.25 in May and an increase from 2.00 in June 2025. The Contract Ratio is 58% lower than the 5-year June average of 7.80. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 4

May 2026	Jun 2025
4	**6**

Avg DOM 4

May 2026	Jun 2025	YTD
9	**18**	**17**

Avg Sold to OLP Ratio 103.4%

May 2026	Jun 2025	YTD
99.6%	**99.6%**	**100.7%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis

June 2026

Pottsgrove (Montgomery, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 7

▲ 75.0%	▼ -22.2%
from May 2026: **4**	from Jun 2025: **9**

YTD	2026	2025	+/-
	47	**45**	4.4%

5-year Jun average: **8**

New Pendings 8

▲ 33.3%	▲ 33.3%
from May 2026: **6**	from Jun 2025: **6**

YTD	2026	2025	+/-
	47	**43**	9.3%

5-year Jun average: **7**

Closed Sales 4

▼ -42.9%	▼ -42.9%
from May 2026: **7**	from Jun 2025: **7**

YTD	2026	2025	+/-
	37	**36**	2.8%

5-year Jun average: **7**

Median Sold Price $335,000

▲ 26.4%	▲ 36.7%
from May 2026: **$265,000**	from Jun 2025: **$245,000**

YTD	2026	2025	+/-
	$284,000	**$317,500**	-10.6%

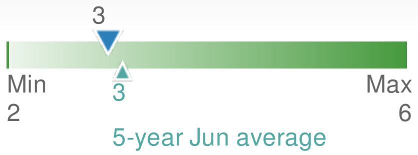
5-year Jun average: **$283,866**

Summary

In Pottsgrove (Montgomery, PA), the median sold price for Attached/Townhouse properties for June was $335,000, representing an increase of 26.4% compared to last month and an increase of 36.7% from Jun 2025. The average days on market for units sold in June was 4 days, 49% below the 5-year June average of 8 days. There was a 33.3% month over month increase in new contract activity with 8 New Pendings; a 44.4% MoM increase in All Pendings (new contracts + contracts carried over from May) to 13; and a 25% decrease in supply to 3 active units.

This activity resulted in a Contract Ratio of 4.33 pendings per active listing, up from 2.25 in May and an increase from 2.00 in June 2025. The Contract Ratio is 46% lower than the 5-year June average of 8.07. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 3



May 2026	Jun 2025
4	6

Avg DOM 4

May 2026	Jun 2025	YTD
9	19	17

Avg Sold to OLP Ratio 103.4%

May 2026	Jun 2025	YTD
99.6%	**99.5%**	**100.8%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis
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June 2026

Pottstown (Montgomery, PA)

New Listings 37

▲19.4% from May 2026: **31**

▲32.1% from Jun 2025: **28**

YTD	2026	2025	+/-
	195	**168**	16.1%

5-year Jun average: **36**

New Pendings 42

▲50.0% from May 2026: **28**

▲55.6% from Jun 2025: **27**

YTD	2026	2025	+/-
	154	**144**	6.9%

5-year Jun average: **35**

Closed Sales 19

▼-42.4% from May 2026: **33**

▼-5.0% from Jun 2025: **20**

YTD	2026	2025	+/-
	124	**117**	6.0%

5-year Jun average: **27**

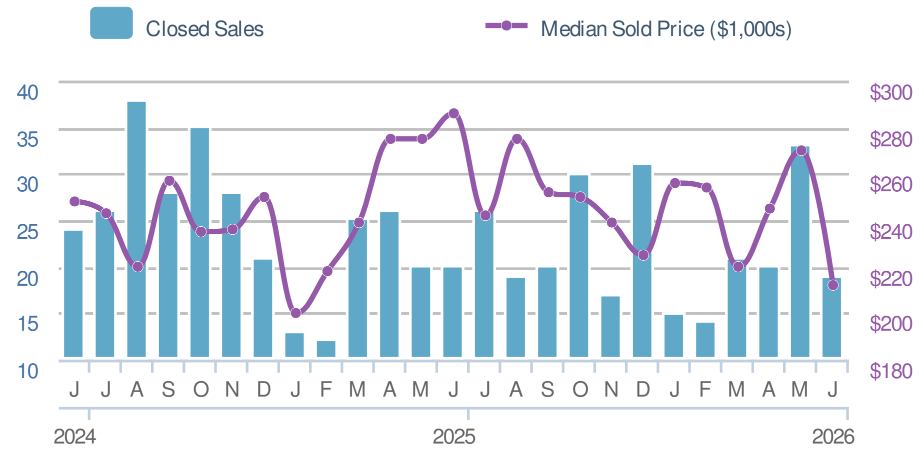
Median Sold Price $212,500

▼-21.3% from May 2026: **$270,000**

▼-25.7% from Jun 2025: **$286,000**

YTD	2026	2025	+/-
	$251,125	**$255,000**	-1.5%

5-year Jun average: **$238,400**



Active Listings 41

Min	32	Max
19		41

5-year Jun average

May 2026	Jun 2025
44	**39**

Avg DOM 29

Min	21	Max
15		29

5-year Jun average

May 2026	Jun 2025	YTD
23	**18**	**30**

Avg Sold to OLP Ratio 96.3%

Min	100.9%	Max
96.3%		103.1%

5-year Jun average

May 2026	Jun 2025	YTD
98.5%	**100.6%**	**98.5%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

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June 2026

Pottstown (Montgomery, PA) - Detached

New Listings — 22

▲22.2% from May 2026: **18**

▲57.1% from Jun 2025: **14**

YTD	2026	2025	+/-
	92	**93**	-1.1%

5-year Jun average: **19**

New Pendings — 20

▲25.0% from May 2026: **16**

▲17.6% from Jun 2025: **17**

YTD	2026	2025	+/-
	70	**85**	-17.6%

5-year Jun average: **18**

Closed Sales — 8

▼-50.0% from May 2026: **16**

▼-33.3% from Jun 2025: **12**

YTD	2026	2025	+/-
	54	**66**	-18.2%

5-year Jun average: **15**

Median Sold Price — $261,250

▼-13.6% from May 2026: **$302,500**

▼-16.7% from Jun 2025: **$313,500**

YTD	2026	2025	+/-
	$290,000	**$285,000**	1.8%

5-year Jun average: **$269,530**

Summary

In Pottstown (Montgomery, PA), the median sold price for Detached properties for June was $261,250, representing a decrease of 13.6% compared to last month and a decrease of 16.7% from Jun 2025. The average days on market for units sold in June was 18 days, 18% below the 5-year June average of 22 days. There was a 25% month over month increase in new contract activity with 20 New Pendings; a 75% MoM increase in All Pendings (new contracts + contracts carried over from May) to 28; and no change in supply with 21 active units.

This activity resulted in a Contract Ratio of 1.33 pendings per active listing, up from 0.76 in May and a decrease from 1.41 in June 2025. The Contract Ratio is 3% higher than the 5-year June average of 1.30. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

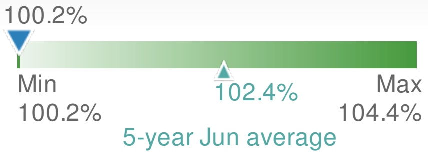
Active Listings — 21

May 2026	Jun 2025
21	**17**

Avg DOM — 18

May 2026	Jun 2025	YTD
17	**24**	**25**

Avg Sold to OLP Ratio — 100.2%



May 2026	Jun 2025	YTD
98.5%	**101.7%**	**99.1%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis

June 2026

Pottstown (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 15

▲15.4% from May 2026: **13**

▲7.1% from Jun 2025: **14**

YTD	2026	2025	+/-
	103	**75**	37.3%

5-year Jun average: **17**

New Pendings 22

▲83.3% from May 2026: **12**

▲120.0% from Jun 2025: **10**

YTD	2026	2025	+/-
	84	**59**	42.4%

5-year Jun average: **17**

Closed Sales 11

▼-35.3% from May 2026: **17**

▲37.5% from Jun 2025: **8**

YTD	2026	2025	+/-
	70	**51**	37.3%

5-year Jun average: **12**

Median Sold Price $197,500

▼-22.5% from May 2026: **$255,000**

▼-8.1% from Jun 2025: **$215,000**

YTD	2026	2025	+/-
	$220,000	**$220,000**	0.0%

5-year Jun average: **$187,500**

Summary

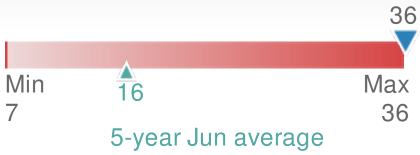
In Pottstown (Montgomery, PA), the median sold price for Attached properties for June was $197,500, representing a decrease of 22.5% compared to last month and a decrease of 8.1% from Jun 2025. The average days on market for units sold in June was 36 days, 122% above the 5-year June average of 16 days. There was an 83.3% month over month increase in new contract activity with 22 New Pendings; a 57.1% MoM increase in All Pendings (new contracts + contracts carried over from May) to 22; and a 13% decrease in supply to 20 active units.

This activity resulted in a Contract Ratio of 1.10 pendings per active listing, up from 0.61 in May and an increase from 0.64 in June 2025. The Contract Ratio is 37% lower than the 5-year June average of 1.75. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 20

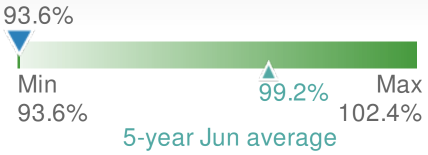
May 2026	Jun 2025
23	**22**

Avg DOM 36



May 2026	Jun 2025	YTD
30	**9**	**34**

Avg Sold to OLP Ratio 93.6%



May 2026	Jun 2025	YTD
98.6%	**98.9%**	**98.1%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

June 2026

Pottstown (Montgomery, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 13

▲ 8.3% from May 2026: **12**

▲ 30.0% from Jun 2025: **10**

YTD	2026	2025	+/-
	96	**71**	35.2%

5-year Jun average: **15**

New Pendings 19

▲ 58.3% from May 2026: **12**

▲ 90.0% from Jun 2025: **10**

YTD	2026	2025	+/-
	77	**58**	32.8%

5-year Jun average: **16**

Closed Sales 11

▼ -31.3% from May 2026: **16**

▲ 37.5% from Jun 2025: **8**

YTD	2026	2025	+/-
	66	**49**	34.7%

5-year Jun average: **12**

Median Sold Price $197,500

▼ -23.3% from May 2026: **$257,500**

▼ -8.1% from Jun 2025: **$215,000**

YTD	2026	2025	+/-
	$220,000	**$225,000**	-2.2%

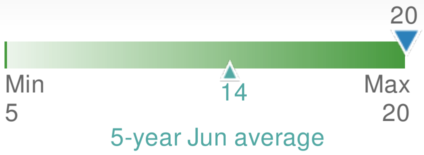
5-year Jun average: **$187,600**

Summary

In Pottstown (Montgomery, PA), the median sold price for Attached/Townhouse properties for June was $197,500, representing a decrease of 23.3% compared to last month and a decrease of 8.1% from Jun 2025. The average days on market for units sold in June was 36 days, 117% above the 5-year June average of 17 days. There was a 58.3% month over month increase in new contract activity with 19 New Pendings; a 38.5% MoM increase in All Pendings (new contracts + contracts carried over from May) to 18; and a 9.1% decrease in supply to 20 active units.

This activity resulted in a Contract Ratio of 0.90 pendings per active listing, up from 0.59 in May and an increase from 0.78 in June 2025. The Contract Ratio is 50% lower than the 5-year June average of 1.79. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 20

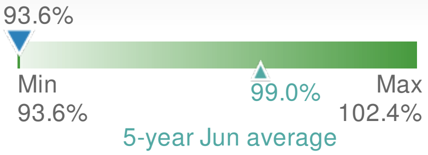


May 2026	Jun 2025
22	**18**

Avg DOM 36

May 2026	Jun 2025	YTD
27	**9**	**34**

Avg Sold to OLP Ratio 93.6%



May 2026	Jun 2025	YTD
99.1%	**98.9%**	**98.0%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS

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June 2026

Souderton Area (Montgomery, PA)

New Listings 44

▲ 12.8% from May 2026: **39**

▼ -2.2% from Jun 2025: **45**

YTD	2026	2025	+/-
	248	**263**	-5.7%

5-year Jun average: **56**

New Pendings 42

▼ -22.2% from May 2026: **54**

▼ -23.6% from Jun 2025: **55**

YTD	2026	2025	+/-
	209	**208**	0.5%

5-year Jun average: **54**

Closed Sales 59

▲ 103.4% from May 2026: **29**

▲ 55.3% from Jun 2025: **38**

YTD	2026	2025	+/-
	184	**177**	4.0%

5-year Jun average: **50**

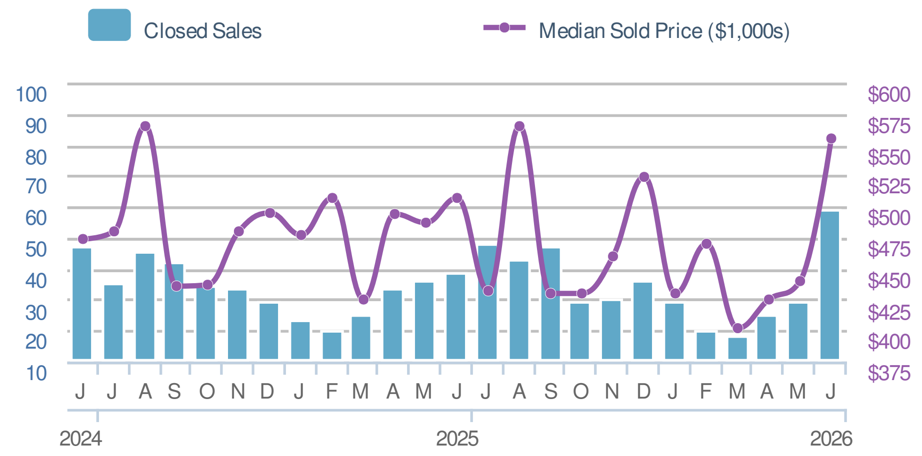
Median Sold Price $555,000

▲ 26.1% from May 2026: **$440,000**

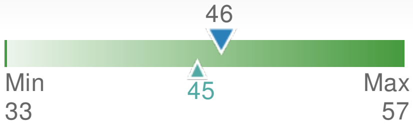
▲ 9.3% from Jun 2025: **$507,875**

YTD	2026	2025	+/-
	$484,750	**$477,500**	1.5%

5-year Jun average: **$482,973**



Active Listings 46



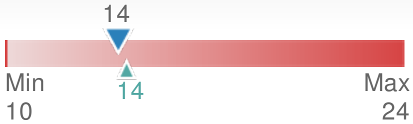
Min 33

Max 57

5-year Jun average

May 2026	Jun 2025
45	**49**

Avg DOM 14



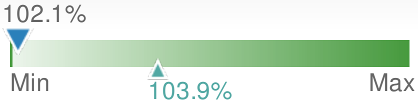
Min 10

Max 24

5-year Jun average

May 2026	Jun 2025	YTD
23	**10**	**20**

Avg Sold to OLP Ratio 102.1%



Min 102.0%

Max 106.9%

5-year Jun average

May 2026	Jun 2025	YTD
102.4%	**103.3%**	**101.2%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

June 2026

Souderton Area (Montgomery, PA) - Detached

New Listings 27

▲ 17.4% from May 2026: **23**

▼ -6.9% from Jun 2025: **29**

YTD	2026	2025	+/-
	151	**167**	-9.6%

5-year Jun average: **36**

New Pendings 28

▼ -28.2% from May 2026: **39**

◄► 0.0% from Jun 2025: **28**

YTD	2026	2025	+/-
	138	**129**	7.0%

5-year Jun average: **34**

Closed Sales 46

▲ 155.6% from May 2026: **18**

▲ 64.3% from Jun 2025: **28**

YTD	2026	2025	+/-
	119	**115**	3.5%

5-year Jun average: **37**

Median Sold Price $609,500

▲ 20.5% from May 2026: **$506,000**

▲ 15.5% from Jun 2025: **$527,500**

YTD	2026	2025	+/-
	$555,000	**$531,000**	4.5%

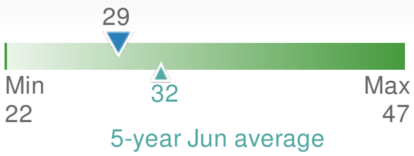
5-year Jun average: **$514,500**

Summary

In Souderton Area (Montgomery, PA), the median sold price for Detached properties for June was $609,500, representing an increase of 20.5% compared to last month and an increase of 15.5% from Jun 2025. The average days on market for units sold in June was 16 days, 7% below the 5-year June average of 17 days. There was a 28.2% month over month decrease in new contract activity with 28 New Pendings; a 31.6% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 39; and no change in supply with 29 active units.

This activity resulted in a Contract Ratio of 1.34 pendings per active listing, down from 1.97 in May and an increase from 1.00 in June 2025. The Contract Ratio is 14% lower than the 5-year June average of 1.56. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 29

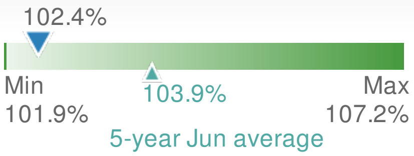


May 2026	Jun 2025
29	**37**

Avg DOM 16

May 2026	Jun 2025	YTD
23	**11**	**21**

Avg Sold to OLP Ratio 102.4%



May 2026	Jun 2025	YTD
104.1%	**103.8%**	**101.7%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

MarketStats by ShowingTime

Presented by
Lauren Davis

June 2026

Souderton Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
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New Listings 17

▲6.3% from May 2026: **16**

▲6.3% from Jun 2025: **16**

YTD	2026	2025	+/-
	97	**96**	1.0%

5-year Jun average: **20**

New Pendings 14

▼-6.7% from May 2026: **15**

▼-48.1% from Jun 2025: **27**

YTD	2026	2025	+/-
	71	**79**	-10.1%

5-year Jun average: **20**

Closed Sales 13

▲18.2% from May 2026: **11**

▲30.0% from Jun 2025: **10**

YTD	2026	2025	+/-
	65	**62**	4.8%

5-year Jun average: **13**

Median Sold Price $430,000

▲4.9% from May 2026: **$410,000**

▲21.6% from Jun 2025: **$353,750**

YTD	2026	2025	+/-
	$390,000	**$416,500**	-6.4%

5-year Jun average: **$396,450**

Summary

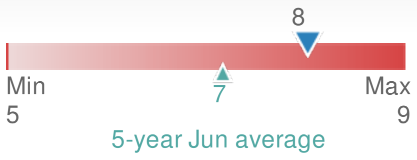
In Souderton Area (Montgomery, PA), the median sold price for Attached properties for June was $430,000, representing an increase of 4.9% compared to last month and an increase of 21.6% from Jun 2025. The average days on market for units sold in June was 8 days, 11% above the 5-year June average of 7 days. There was a 6.7% month over month decrease in new contract activity with 14 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 20; and a 6.3% increase in supply to 17 active units.

This activity resulted in a Contract Ratio of 1.18 pendings per active listing, down from 1.25 in May and a decrease from 2.58 in June 2025. The Contract Ratio is 48% lower than the 5-year June average of 2.28. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 17

May 2026	Jun 2025
16	**12**

Avg DOM 8



May 2026	Jun 2025	YTD
23	**7**	**19**

Avg Sold to OLP Ratio 101.2%

May 2026	Jun 2025	YTD
99.5%	**102.0%**	**100.2%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Presented by
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June 2026

Souderton Area (Montgomery, PA) - Attached/Townhouse

New Listings 17

▲6.3% from May 2026: **16**

▲6.3% from Jun 2025: **16**

YTD	2026	2025	+/-
	95	**91**	4.4%

5-year Jun average: **20**

New Pendings 14

▼-6.7% from May 2026: **15**

▼-48.1% from Jun 2025: **27**

YTD	2026	2025	+/-
	69	**78**	-11.5%

5-year Jun average: **20**

Closed Sales 12

▲20.0% from May 2026: **10**

▲20.0% from Jun 2025: **10**

YTD	2026	2025	+/-
	62	**60**	3.3%

5-year Jun average: **12**

Median Sold Price $440,000

▲6.7% from May 2026: **$412,500**

▲24.4% from Jun 2025: **$353,750**

YTD	2026	2025	+/-
	$395,000	**$418,500**	-5.6%

5-year Jun average: **$398,450**

Summary

In Souderton Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for June was $440,000, representing an increase of 6.7% compared to last month and an increase of 24.4% from Jun 2025. The average days on market for units sold in June was 9 days, 22% above the 5-year June average of 7 days. There was a 6.7% month over month decrease in new contract activity with 14 New Pendings; a 5.3% MoM increase in All Pendings (new contracts + contracts carried over from May) to 20; and a 6.3% increase in supply to 17 active units.

This activity resulted in a Contract Ratio of 1.18 pendings per active listing, down from 1.19 in May and a decrease from 3.44 in June 2025. The Contract Ratio is 52% lower than the 5-year June average of 2.45. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 17

May 2026	Jun 2025
16	**9**

Avg DOM 9

May 2026	Jun 2025	YTD
25	**7**	**20**

Avg Sold to OLP Ratio 101.1%

May 2026	Jun 2025	YTD
99.3%	**102.0%**	**100.1%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

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June 2026

Springfield (Montgomery, PA)

New Listings 0

0.0%	0.0%
from May 2026: **0**	from Jun 2025: **0**

YTD	2026	2025	+/-
	0	**0**	0.0%

5-year Jun average: **22**

New Pendings 0

0.0%	0.0%
from May 2026: **0**	from Jun 2025: **0**

YTD	2026	2025	+/-
	0	**0**	0.0%

5-year Jun average: **19**

Closed Sales 0

0.0%	0.0%
from May 2026: **0**	from Jun 2025: **0**

YTD	2026	2025	+/-
	0	**0**	0.0%

5-year Jun average: **24**

Median Sold Price $0

0.0%	0.0%
from May 2026: **$0**	from Jun 2025: **$0**

YTD	2026	2025	+/-
	$0	**$0**	0.0%

5-year Jun average: **$525,000**

Active Listings 0

May 2026	Jun 2025
0	**0**

Avg DOM 0

May 2026	Jun 2025	YTD
0	**0**	**0**

Avg Sold to OLP Ratio 0.0%

May 2026	Jun 2025	YTD
0.0%	**0.0%**	**0.0%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

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June 2026

Springfield (Montgomery, PA) - Detached

New Listings 0

0.0%	0.0%
from May 2026: **0**	from Jun 2025: **0**

YTD	2026	2025	+/-
	0	**0**	%

5-year Jun average: **4**

New Pendings 0

0.0%	0.0%
from May 2026: **0**	from Jun 2025: **0**

YTD	2026	2025	+/-
	0	**0**	%

5-year Jun average: **3**

Closed Sales 0

0.0%	0.0%
from May 2026: **0**	from Jun 2025: **0**

YTD	2026	2025	+/-
	0	**0**	%

5-year Jun average: **4**

Median Sold Price $0

0.0%	0.0%
from May 2026: **$0**	from Jun 2025: **$0**

YTD	2026	2025	+/-
	$0	**$0**	%

5-year Jun average: **$545,000**

Summary

In Springfield (Montgomery, PA), the median sold price for Detached properties for June was $0, representing no change compared to last month and no change from Jun 2025. The average days on market for units sold in June was 0 days, 100% below the 5-year June average of 9 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 0; and no change in supply with 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from May and no change from June 2025. The Contract Ratio is 100% lower than the 5-year June average of 1.37. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 0

May 2026	Jun 2025
0	**0**

Avg DOM 0

May 2026	Jun 2025	YTD
0	**0**	**0**

Avg Sold to OLP Ratio 0.0%

May 2026	Jun 2025	YTD
0.0%	**0.0%**	**0.0%**

Data Source: Bright MLS. Statistics calculated .

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June 2026

Springfield (Montgomery, PA) - Attached

New Listings

0

0.0% from May 2026: **0**	0.0% from Jun 2025: **0**

YTD	2026	2025	+/-%
	0	0	

5-year Jun average: **0**

New Pendings

0

0.0% from May 2026: **0**	0.0% from Jun 2025: **0**

YTD	2026	2025	+/-%
	0	0	

5-year Jun average: **1**

Closed Sales

0

0.0% from May 2026: **0**	0.0% from Jun 2025: **0**

YTD	2026	2025	+/-%
	0	0	

5-year Jun average: **1**

Median Sold Price

$0

0.0% from May 2026: **$0**	0.0% from Jun 2025: **$0**

YTD	2026	2025	+/-%
	$0	$0	

5-year Jun average: **$439,000**

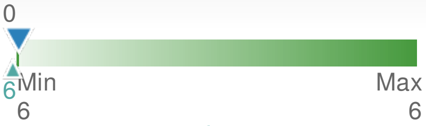
Summary

In Springfield (Montgomery, PA), the median sold price for Attached properties for June was $0, representing no change compared to last month and no change from Jun 2025. The average days on market for units sold in June was 0 days, 100% below the 5-year June average of 12 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 0; and no change in supply with 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from May and no change from June 2025. The Contract Ratio is 100% lower than the 5-year June average of 0.83. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings

0

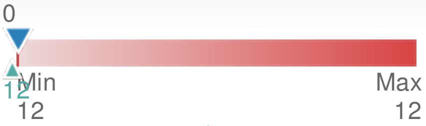


5-year Jun average

May 2026	Jun 2025
0	0

Avg DOM

0

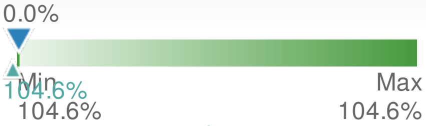


5-year Jun average

May 2026	Jun 2025	YTD
0	0	0

Avg Sold to OLP Ratio

0.0%



5-year Jun average

May 2026	Jun 2025	YTD
0.0%	0.0%	0.0%

Data Source: Bright MLS. Statistics calculated .

Local Market **Insight**

Presented by
Lauren Davis

June 2026

Springfield (Montgomery, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
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New Listings 0

↔0.0% from May 2026: **0**

↔0.0% from Jun 2025: **0**

YTD	2026	2025	+/-
	0	**0**	%

5-year Jun average: **0**

New Pendings 0

↔0.0% from May 2026: **0**

↔0.0% from Jun 2025: **0**

YTD	2026	2025	+/-
	0	**0**	%

5-year Jun average: **1**

Closed Sales 0

↔0.0% from May 2026: **0**

↔0.0% from Jun 2025: **0**

YTD	2026	2025	+/-
	0	**0**	%

5-year Jun average: **1**

Median Sold Price $0

↔0.0% from May 2026: **$0**

↔0.0% from Jun 2025: **$0**

YTD	2026	2025	+/-
	$0	**$0**	%

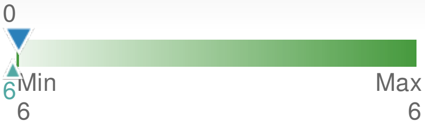
5-year Jun average: **$390,000**

Summary

In Springfield (Montgomery, PA), the median sold price for Attached/Townhouse properties for June was $0, representing no change compared to last month and no change from Jun 2025. The average days on market for units sold in June was 0 days, 100% below the 5-year June average of 12 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 0; and no change in supply with 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from May and no change from June 2025. The Contract Ratio is 100% lower than the 5-year June average of 0.83. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 0

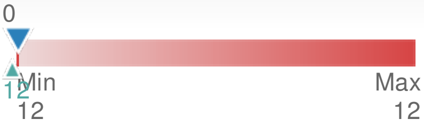


Min 6 | Max 6

5-year Jun average

May 2026	Jun 2025
0	**0**

Avg DOM 0



Min 12 | Max 12

5-year Jun average

May 2026	Jun 2025	YTD
0	**0**	**0**

Avg Sold to OLP Ratio 0.0%

Min 105.8% | Max 105.8%

5-year Jun average

May 2026	Jun 2025	YTD
0.0%	**0.0%**	**0.0%**

Data Source: Bright MLS. Statistics calculated .

Local Market **Insight**

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June 2026

Spring-Ford Area (Montgomery, PA)

New Listings 61

▼ -6.2% from May 2026: **65**

▼ -10.3% from Jun 2025: **68**

YTD	2026	2025	+/-
	325	**311**	4.5%

5-year Jun average: **68**

New Pendings 56

▼ -20.0% from May 2026: **70**

▲ 7.7% from Jun 2025: **52**

YTD	2026	2025	+/-
	276	**269**	2.6%

5-year Jun average: **56**

Closed Sales 67

▲ 109.4% from May 2026: **32**

▲ 24.1% from Jun 2025: **54**

YTD	2026	2025	+/-
	241	**249**	-3.2%

5-year Jun average: **66**

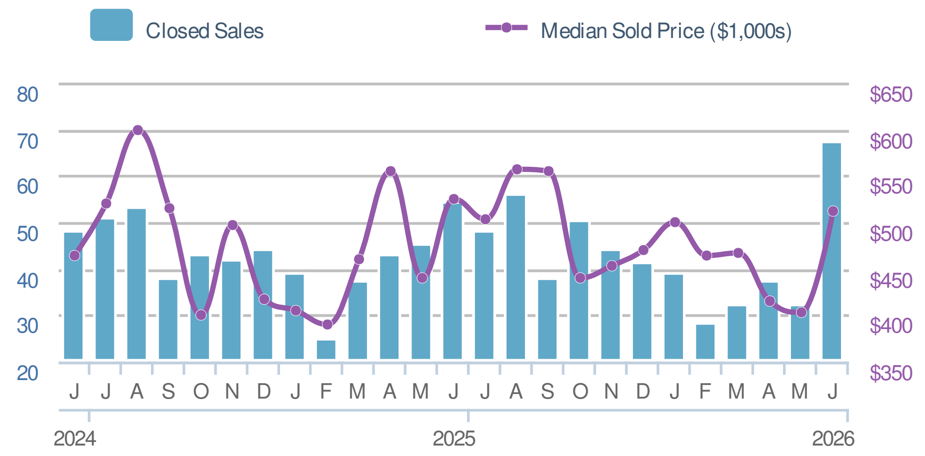
Median Sold Price $512,500

▲ 27.0% from May 2026: **$403,450**

▼ -2.4% from Jun 2025: **$525,000**

YTD	2026	2025	+/-
	$470,000	**$470,000**	0.0%

5-year Jun average: **$475,580**



Active Listings 70

Current: 70 — Min 43 — Max 80 — 5-year Jun average 62

May 2026	Jun 2025
63	**67**

Avg DOM 21

Current: 21 — Min 8 — Max 21 — 5-year Jun average 15

May 2026	Jun 2025	YTD
18	**13**	**26**

Avg Sold to OLP Ratio 100.6%

Current: 100.6% — Min 100.6% — Max 104.8% — 5-year Jun average 102.6%

May 2026	Jun 2025	YTD
100.7%	**101.5%**	**99.6%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

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June 2026

Spring-Ford Area (Montgomery, PA) - Detached

New Listings 29

▼-21.6% from May 2026: **37**

▼-17.1% from Jun 2025: **35**

YTD	2026	2025	+/-
	162	**161**	0.6%

5-year Jun average: **33**

New Pendings 34

▼-20.9% from May 2026: **43**

▲13.3% from Jun 2025: **30**

YTD	2026	2025	+/-
	141	**137**	2.9%

5-year Jun average: **29**

Closed Sales 40

▲233.3% from May 2026: **12**

▲48.1% from Jun 2025: **27**

YTD	2026	2025	+/-
	119	**121**	-1.7%

5-year Jun average: **33**

Median Sold Price $642,500

▲35.3% from May 2026: **$475,000**

▼-3.8% from Jun 2025: **$668,000**

YTD	2026	2025	+/-
	$557,500	**$659,900**	-15.5%

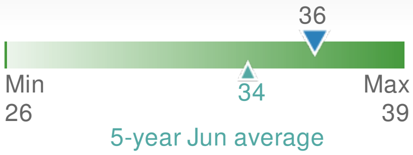
5-year Jun average: **$597,942**

Summary

In Spring-Ford Area (Montgomery, PA), the median sold price for Detached properties for June was $642,500, representing an increase of 35.3% compared to last month and a decrease of 3.8% from Jun 2025. The average days on market for units sold in June was 20 days, 43% above the 5-year June average of 14 days. There was a 20.9% month over month decrease in new contract activity with 34 New Pendings; a 14.3% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 48; and a 2.9% increase in supply to 36 active units.

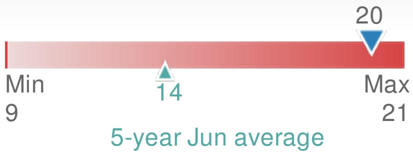
This activity resulted in a Contract Ratio of 1.33 pendings per active listing, down from 1.60 in May and an increase from 1.05 in June 2025. The Contract Ratio is the same as the 5-year June average of 1.33. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 36



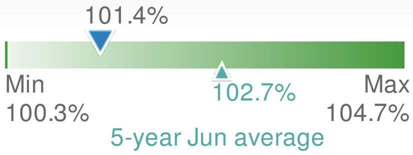
May 2026	Jun 2025
35	**39**

Avg DOM 20



May 2026	Jun 2025	YTD
14	**10**	**29**

Avg Sold to OLP Ratio 101.4%



May 2026	Jun 2025	YTD
102.9%	**103.3%**	**99.7%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

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June 2026

Spring-Ford Area (Montgomery, PA) - Attached

New Listings 32

▲ 14.3% from May 2026: **28**
▼ -3.0% from Jun 2025: **33**

YTD	2026	2025	+/-
	163	**150**	8.7%

5-year Jun average: **35**

New Pendings 22

▼ -18.5% from May 2026: **27**
↔ 0.0% from Jun 2025: **22**

YTD	2026	2025	+/-
	135	**132**	2.3%

5-year Jun average: **26**

Closed Sales 27

▲ 35.0% from May 2026: **20**
↔ 0.0% from Jun 2025: **27**

YTD	2026	2025	+/-
	122	**128**	-4.7%

5-year Jun average: **33**

Median Sold Price $355,000

▼ -5.8% from May 2026: **$376,750**
▼ -12.3% from Jun 2025: **$405,000**

YTD	2026	2025	+/-
	$384,250	**$359,250**	7.0%

5-year Jun average: **$379,400**

Summary

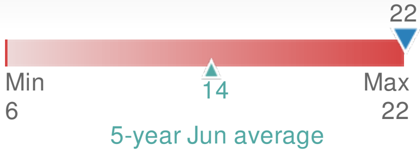
In Spring-Ford Area (Montgomery, PA), the median sold price for Attached properties for June was $355,000, representing a decrease of 5.8% compared to last month and a decrease of 12.3% from Jun 2025. The average days on market for units sold in June was 22 days, 53% above the 5-year June average of 14 days. There was an 18.5% month over month decrease in new contract activity with 22 New Pendings; a 10% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 36; and a 21.4% increase in supply to 34 active units.

This activity resulted in a Contract Ratio of 1.06 pendings per active listing, down from 1.43 in May and an increase from 0.93 in June 2025. The Contract Ratio is 25% lower than the 5-year June average of 1.41. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 34

May 2026	Jun 2025
28	**28**

Avg DOM 22



May 2026	Jun 2025	YTD
20	**16**	**23**

Avg Sold to OLP Ratio 99.4%

May 2026	Jun 2025	YTD
99.5%	**99.8%**	**99.6%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

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June 2026

Spring-Ford Area (Montgomery, PA) - Attached/Townhouse

New Listings 23

▼-4.2% from May 2026: **24**

▼-17.9% from Jun 2025: **28**

YTD	2026	2025	+/-
	131	**115**	13.9%

5-year Jun average: **28**

New Pendings 18

▼-14.3% from May 2026: **21**

▼-5.3% from Jun 2025: **19**

YTD	2026	2025	+/-
	109	**105**	3.8%

5-year Jun average: **21**

Closed Sales 20

▲25.0% from May 2026: **16**

↔0.0% from Jun 2025: **20**

YTD	2026	2025	+/-
	98	**98**	0.0%

5-year Jun average: **28**

Median Sold Price $363,500

▼-15.5% from May 2026: **$430,000**

▼-17.2% from Jun 2025: **$438,750**

YTD	2026	2025	+/-
	$417,500	**$410,000**	1.8%

5-year Jun average: **$393,150**

Summary

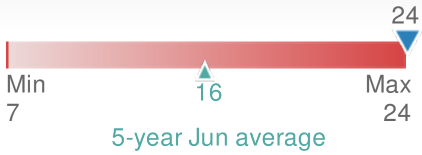
In Spring-Ford Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for June was $363,500, representing a decrease of 15.5% compared to last month and a decrease of 17.2% from Jun 2025. The average days on market for units sold in June was 24 days, 54% above the 5-year June average of 16 days. There was a 14.3% month over month decrease in new contract activity with 18 New Pendings; a 3% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 32; and no change in supply with 27 active units.

This activity resulted in a Contract Ratio of 1.19 pendings per active listing, down from 1.22 in May and an increase from 1.05 in June 2025. The Contract Ratio is 15% lower than the 5-year June average of 1.40. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 27

May 2026	Jun 2025
27	**22**

Avg DOM 24



May 2026	Jun 2025	YTD
22	**17**	**24**

Avg Sold to OLP Ratio 99.9%

May 2026	Jun 2025	YTD
98.8%	**101.1%**	**99.4%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

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June 2026

Upper Dublin (Montgomery, PA)

New Listings 34

▲ 17.2% from May 2026: **29**

▲ 112.5% from Jun 2025: **16**

YTD	2026	2025	+/-
	166	**149**	11.4%

5-year Jun average: **32**

New Pendings 26

▼ -21.2% from May 2026: **33**

▲ 13.0% from Jun 2025: **23**

YTD	2026	2025	+/-
	148	**138**	7.2%

5-year Jun average: **29**

Closed Sales 33

▲ 22.2% from May 2026: **27**

▼ -15.4% from Jun 2025: **39**

YTD	2026	2025	+/-
	126	**126**	0.0%

5-year Jun average: **35**

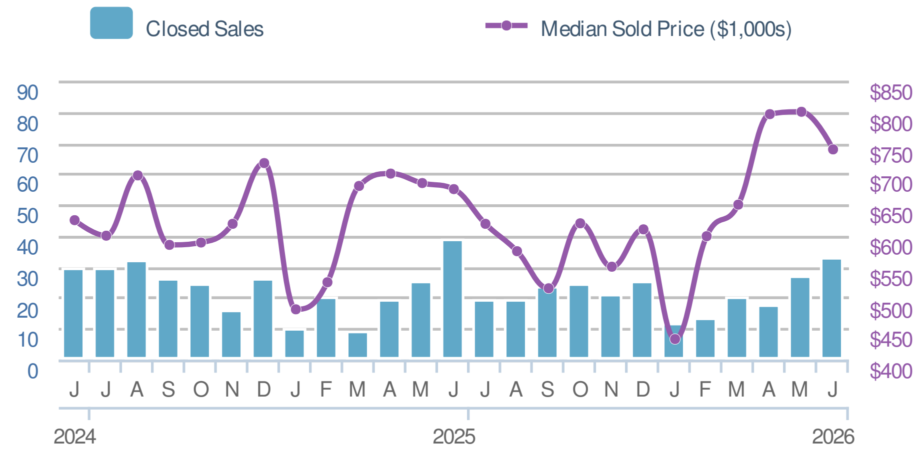
Median Sold Price $739,000

▼ -7.6% from May 2026: **$800,000**

▲ 9.5% from Jun 2025: **$675,000**

YTD	2026	2025	+/-
	$710,000	**$658,750**	7.8%

5-year Jun average: **$636,600**



Active Listings 33

Min 23

Max 34

5-year Jun average

May 2026	Jun 2025
25	**23**

Avg DOM 8

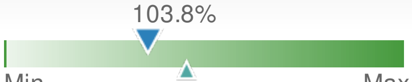
Min 8

Max 30

5-year Jun average

May 2026	Jun 2025	YTD
9	**8**	**27**

Avg Sold to OLP Ratio 103.8%



Min 103.2%

Max 104.8%

5-year Jun average

May 2026	Jun 2025	YTD
103.4%	**104.8%**	**100.6%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

June 2026

Upper Dublin (Montgomery, PA) - Detached

New Listings 22

▲4.8% from May 2026: **21**

▲120.0% from Jun 2025: **10**

YTD	2026	2025	+/-
	107	**106**	0.9%

5-year Jun average: **21**

New Pendings 19

▼-13.6% from May 2026: **22**

▲26.7% from Jun 2025: **15**

YTD	2026	2025	+/-
	100	**103**	-2.9%

5-year Jun average: **19**

Closed Sales 29

▲45.0% from May 2026: **20**

▼-9.4% from Jun 2025: **32**

YTD	2026	2025	+/-
	88	**92**	-4.3%

5-year Jun average: **27**

Median Sold Price $750,000

▼-12.5% from May 2026: **$857,500**

▲5.6% from Jun 2025: **$710,000**

YTD	2026	2025	+/-
	$812,500	**$717,500**	13.2%

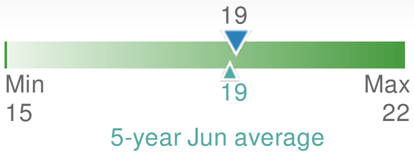
5-year Jun average: **$660,500**

Summary

In Upper Dublin (Montgomery, PA), the median sold price for Detached properties for June was $750,000, representing a decrease of 12.5% compared to last month and an increase of 5.6% from Jun 2025. The average days on market for units sold in June was 9 days, 35% below the 5-year June average of 14 days. There was a 13.6% month over month decrease in new contract activity with 19 New Pendings; a 29% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 22; and an 18.8% increase in supply to 19 active units.

This activity resulted in a Contract Ratio of 1.16 pendings per active listing, down from 1.94 in May and a decrease from 1.40 in June 2025. The Contract Ratio is 26% lower than the 5-year June average of 1.56. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 19

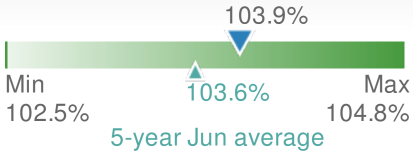


May 2026	Jun 2025
16	**15**

Avg DOM 9

May 2026	Jun 2025	YTD
9	**7**	**24**

Avg Sold to OLP Ratio 103.9%



May 2026	Jun 2025	YTD
103.9%	**104.8%**	**101.2%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis

June 2026

Upper Dublin (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 12

▲50.0% from May 2026: **8**

▲100.0% from Jun 2025: **6**

YTD	2026	2025	+/-
	59	**43**	37.2%

5-year Jun average: **10**

New Pendings 7

▼-36.4% from May 2026: **11**

▼-12.5% from Jun 2025: **8**

YTD	2026	2025	+/-
	48	**35**	37.1%

5-year Jun average: **11**

Closed Sales 4

▼-42.9% from May 2026: **7**

▼-42.9% from Jun 2025: **7**

YTD	2026	2025	+/-
	38	**34**	11.8%

5-year Jun average: **7**

Median Sold Price $535,000

▲33.4% from May 2026: **$401,000**

▲35.4% from Jun 2025: **$395,000**

YTD	2026	2025	+/-
	$449,500	**$438,000**	2.6%

5-year Jun average: **$507,140**

Summary

In Upper Dublin (Montgomery, PA), the median sold price for Attached properties for June was $535,000, representing an increase of 33.4% compared to last month and an increase of 35.4% from Jun 2025. The average days on market for units sold in June was 7 days, 82% below the 5-year June average of 38 days. There was a 36.4% month over month decrease in new contract activity with 7 New Pendings; a 21.4% MoM increase in All Pendings (new contracts + contracts carried over from May) to 17; and a 55.6% increase in supply to 14 active units.

This activity resulted in a Contract Ratio of 1.21 pendings per active listing, down from 1.56 in May and an increase from 1.13 in June 2025. The Contract Ratio is 31% lower than the 5-year June average of 1.76. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

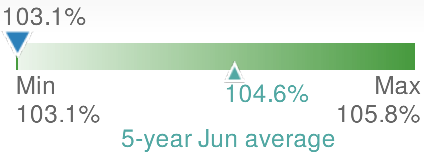
Active Listings 14

May 2026	Jun 2025
9	**8**

Avg DOM 7

May 2026	Jun 2025	YTD
9	**9**	**32**

Avg Sold to OLP Ratio 103.1%



May 2026	Jun 2025	YTD
101.7%	**104.6%**	**99.2%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
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June 2026

Upper Dublin (Montgomery, PA) - Attached/Townhouse

New Listings 10

▲66.7% from May 2026: **6**

▲150.0% from Jun 2025: **4**

YTD	2026	2025	+/-
	50	**33**	51.5%

5-year Jun average: **8**

New Pendings 6

▼-33.3% from May 2026: **9**

↔0.0% from Jun 2025: **6**

YTD	2026	2025	+/-
	41	**24**	70.8%

5-year Jun average: **9**

Closed Sales 4

↔0.0% from May 2026: **4**

▼-20.0% from Jun 2025: **5**

YTD	2026	2025	+/-
	32	**25**	28.0%

5-year Jun average: **6**

Median Sold Price $535,000

▼-0.5% from May 2026: **$537,500**

▲35.4% from Jun 2025: **$395,000**

YTD	2026	2025	+/-
	$452,500	**$445,000**	1.7%

5-year Jun average: **$556,480**

Summary

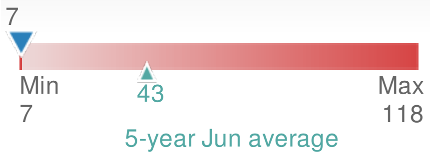
In Upper Dublin (Montgomery, PA), the median sold price for Attached/Townhouse properties for June was $535,000, representing a decrease of 0.5% compared to last month and an increase of 35.4% from Jun 2025. The average days on market for units sold in June was 7 days, 84% below the 5-year June average of 43 days. There was a 33.3% month over month decrease in new contract activity with 6 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from May) to 14; and a 50% increase in supply to 12 active units.

This activity resulted in a Contract Ratio of 1.17 pendings per active listing, down from 1.50 in May and an increase from 0.86 in June 2025. The Contract Ratio is 34% lower than the 5-year June average of 1.76. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 12

May 2026	Jun 2025
8	**7**

Avg DOM 7



May 2026	Jun 2025	YTD
12	**7**	**38**

Avg Sold to OLP Ratio 103.1%

May 2026	Jun 2025	YTD
104.6%	**104.3%**	**99.1%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
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June 2026

Upper Merion Area (Montgomery, PA)

New Listings — 43

▼ -24.6% from May 2026: **57**
▼ -4.4% from Jun 2025: **45**

YTD	2026	2025	+/-
	281	**274**	2.6%

5-year Jun average: **44**

New Pendings — 35

▼ -31.4% from May 2026: **51**
▼ -2.8% from Jun 2025: **36**

YTD	2026	2025	+/-
	229	**214**	7.0%

5-year Jun average: **36**

Closed Sales — 47

▲ 20.5% from May 2026: **39**
▲ 42.4% from Jun 2025: **33**

YTD	2026	2025	+/-
	205	**208**	-1.4%

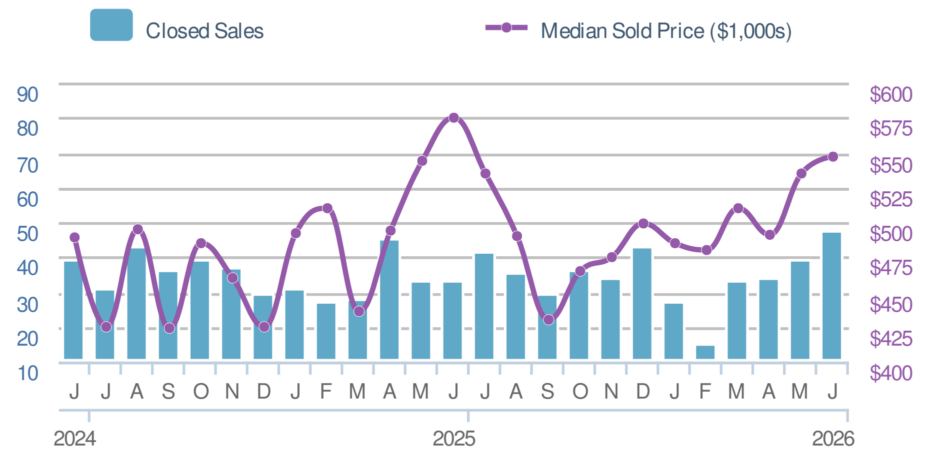
5-year Jun average: **41**

Median Sold Price — $547,000

▲ 2.2% from May 2026: **$535,000**
▼ -4.9% from Jun 2025: **$575,000**

YTD	2026	2025	+/-
	$515,000	**$500,000**	3.0%

5-year Jun average: **$507,000**



Active Listings — 75

75
Min 38
60
Max 75
5-year Jun average

May 2026	Jun 2025
74	**69**

Avg DOM — 18

18
Min 14
24
Max 38
5-year Jun average

May 2026	Jun 2025	YTD
19	**15**	**34**

Avg Sold to OLP Ratio — 99.9%

99.9%
Min 99.9%
100.7%
Max 101.3%
5-year Jun average

May 2026	Jun 2025	YTD
100.1%	**101.3%**	**97.9%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
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June 2026

Upper Merion Area (Montgomery, PA) - Detached

New Listings 26

▲ 23.8% from May 2026: **21**

▲ 4.0% from Jun 2025: **25**

YTD	2026	2025	+/-
	122	**115**	6.1%

5-year Jun average: **22**

New Pendings 23

▲ 15.0% from May 2026: **20**

▲ 15.0% from Jun 2025: **20**

YTD	2026	2025	+/-
	100	**94**	6.4%

5-year Jun average: **18**

Closed Sales 21

▲ 23.5% from May 2026: **17**

▼ -4.5% from Jun 2025: **22**

YTD	2026	2025	+/-
	80	**86**	-7.0%

5-year Jun average: **22**

Median Sold Price $695,000

▲ 8.6% from May 2026: **$640,000**

▲ 12.0% from Jun 2025: **$620,500**

YTD	2026	2025	+/-
	$640,000	**$549,500**	16.5%

5-year Jun average: **$569,900**

Summary

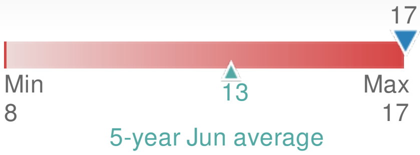
In Upper Merion Area (Montgomery, PA), the median sold price for Detached properties for June was $695,000, representing an increase of 8.6% compared to last month and an increase of 12% from Jun 2025. The average days on market for units sold in June was 17 days, 29% above the 5-year June average of 13 days. There was a 15% month over month increase in new contract activity with 23 New Pendings; a 6.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 28; and a 6.7% increase in supply to 32 active units.

This activity resulted in a Contract Ratio of 0.88 pendings per active listing, down from 1.00 in May and a decrease from 1.04 in June 2025. The Contract Ratio is 21% lower than the 5-year June average of 1.12. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 32

May 2026	Jun 2025
30	**24**

Avg DOM 17



May 2026	Jun 2025	YTD
11	**8**	**38**

Avg Sold to OLP Ratio 99.9%

May 2026	Jun 2025	YTD
102.4%	**102.4%**	**99.5%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis

June 2026

Upper Merion Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
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New Listings 17

▼-52.8% from May 2026: **36**

▼-15.0% from Jun 2025: **20**

YTD	2026	2025	+/-
	157	**159**	-1.3%

5-year Jun average: **22**

New Pendings 12

▼-61.3% from May 2026: **31**

▼-25.0% from Jun 2025: **16**

YTD	2026	2025	+/-
	127	**120**	5.8%

5-year Jun average: **18**

Closed Sales 26

▲23.8% from May 2026: **21**

▲136.4% from Jun 2025: **11**

YTD	2026	2025	+/-
	123	**122**	0.8%

5-year Jun average: **19**

Median Sold Price $499,500

▲9.8% from May 2026: **$455,000**

▲4.9% from Jun 2025: **$476,000**

YTD	2026	2025	+/-
	$460,000	**$467,750**	-1.7%

5-year Jun average: **$451,300**

Summary

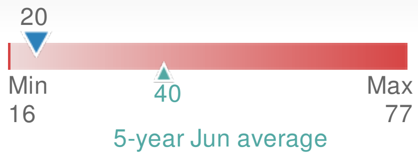
In Upper Merion Area (Montgomery, PA), the median sold price for Attached properties for June was $499,500, representing an increase of 9.8% compared to last month and an increase of 4.9% from Jun 2025. The average days on market for units sold in June was 20 days, 51% below the 5-year June average of 40 days. There was a 61.3% month over month decrease in new contract activity with 12 New Pendings; a 30% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 28; and a 2.3% decrease in supply to 43 active units.

This activity resulted in a Contract Ratio of 0.65 pendings per active listing, down from 0.91 in May and a decrease from 0.69 in June 2025. The Contract Ratio is 35% lower than the 5-year June average of 1.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 43

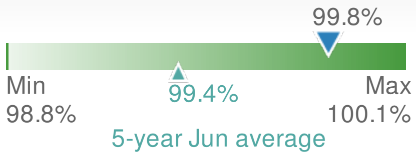
May 2026	Jun 2025
44	**45**

Avg DOM 20



May 2026	Jun 2025	YTD
24	**29**	**32**

Avg Sold to OLP Ratio 99.8%



May 2026	Jun 2025	YTD
98.4%	**99.1%**	**96.9%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis
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Email: ldavis@tcsr.realtor

June 2026

Upper Merion Area (Montgomery, PA) - Attached/Townhouse

New Listings 14

▼ -57.6% from May 2026: **33**
▼ -17.6% from Jun 2025: **17**

YTD	2026	2025	+/-
	125	**130**	-3.8%

5-year Jun average: **16**

New Pendings 8

▼ -70.4% from May 2026: **27**
▼ -42.9% from Jun 2025: **14**

YTD	2026	2025	+/-
	101	**100**	1.0%

5-year Jun average: **14**

Closed Sales 21

▲ 31.3% from May 2026: **16**
▲ 110.0% from Jun 2025: **10**

YTD	2026	2025	+/-
	101	**90**	12.2%

5-year Jun average: **15**

Median Sold Price $509,000

▲ 6.6% from May 2026: **$477,450**
▲ 3.9% from Jun 2025: **$490,000**

YTD	2026	2025	+/-
	$470,000	**$432,500**	8.7%

5-year Jun average: **$456,200**

Summary

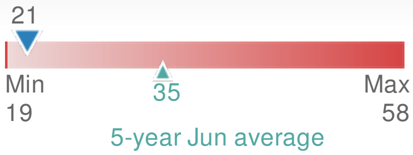
In Upper Merion Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for June was $509,000, representing an increase of 6.6% compared to last month and an increase of 3.9% from Jun 2025. The average days on market for units sold in June was 21 days, 40% below the 5-year June average of 35 days. There was a 70.4% month over month decrease in new contract activity with 8 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 22; and a 6.9% increase in supply to 31 active units.

This activity resulted in a Contract Ratio of 0.71 pendings per active listing, down from 1.14 in May and a decrease from 0.81 in June 2025. The Contract Ratio is 58% lower than the 5-year June average of 1.69. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 31

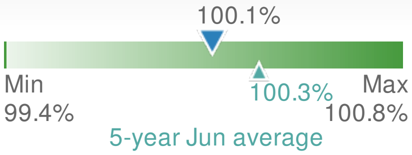
May 2026	Jun 2025
29	**32**

Avg DOM 21



May 2026	Jun 2025	YTD
20	**32**	**33**

Avg Sold to OLP Ratio 100.1%



May 2026	Jun 2025	YTD
99.1%	**99.4%**	**96.6%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis
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June 2026

Upper Moreland (Montgomery, PA)

New Listings 18

▼-10.0% from May 2026: **20**

▼-30.8% from Jun 2025: **26**

YTD	2026	2025	+/-
	111	**122**	-9.0%

5-year Jun average: **25**

New Pendings 20

▼-23.1% from May 2026: **26**

▲5.3% from Jun 2025: **19**

YTD	2026	2025	+/-
	103	**97**	6.2%

5-year Jun average: **22**

Closed Sales 24

▲26.3% from May 2026: **19**

▲71.4% from Jun 2025: **14**

YTD	2026	2025	+/-
	93	**81**	14.8%

5-year Jun average: **23**

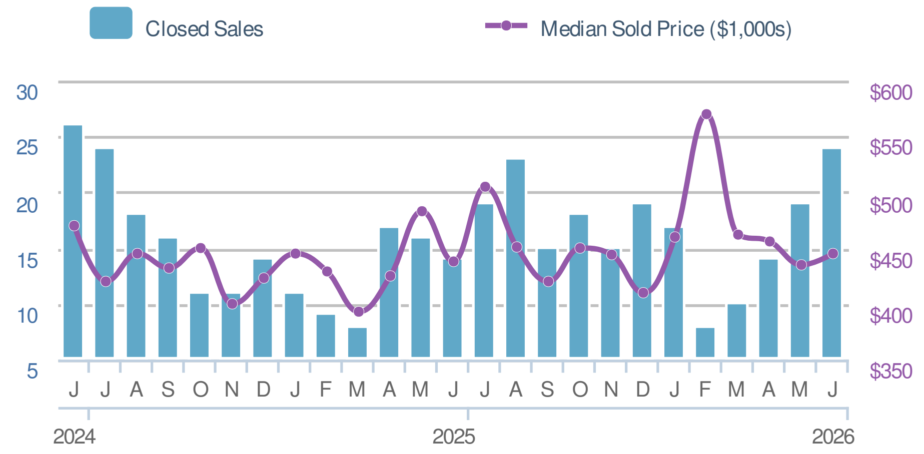
Median Sold Price $445,000

▲2.1% from May 2026: **$435,750**

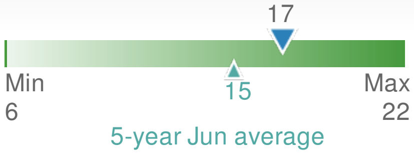
▲1.6% from Jun 2025: **$438,000**

YTD	2026	2025	+/-
	$445,000	**$443,000**	0.5%

5-year Jun average: **$436,000**



Active Listings 17



May 2026	Jun 2025
13	**22**

Avg DOM 7

May 2026	Jun 2025	YTD
12	**12**	**19**

Avg Sold to OLP Ratio 103.4%

May 2026	Jun 2025	YTD
102.7%	**104.1%**	**101.0%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis

June 2026

Upper Moreland (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 18

↔ 0.0% from May 2026: **18**

▼ -28.0% from Jun 2025: **25**

YTD	2026	2025	+/-
	100	**113**	-11.5%

5-year Jun average: **24**

New Pendings 18

▼ -25.0% from May 2026: **24**

↔ 0.0% from Jun 2025: **18**

YTD	2026	2025	+/-
	94	**86**	9.3%

5-year Jun average: **21**

Closed Sales 23

▲ 43.8% from May 2026: **16**

▲ 91.7% from Jun 2025: **12**

YTD	2026	2025	+/-
	86	**73**	17.8%

5-year Jun average: **22**

Median Sold Price $450,000

▲ 1.1% from May 2026: **$445,000**

▼ -1.4% from Jun 2025: **$456,500**

YTD	2026	2025	+/-
	$457,500	**$450,000**	1.7%

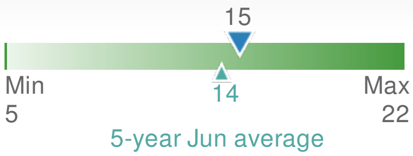
5-year Jun average: **$452,050**

Summary

In Upper Moreland (Montgomery, PA), the median sold price for Detached properties for June was $450,000, representing an increase of 1.1% compared to last month and a decrease of 1.4% from Jun 2025. The average days on market for units sold in June was 7 days, 44% below the 5-year June average of 12 days. There was a 25% month over month decrease in new contract activity with 18 New Pendings; a 15.6% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 27; and a 36.4% increase in supply to 15 active units.

This activity resulted in a Contract Ratio of 1.80 pendings per active listing, down from 2.91 in May and an increase from 1.18 in June 2025. The Contract Ratio is 27% lower than the 5-year June average of 2.48. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 15

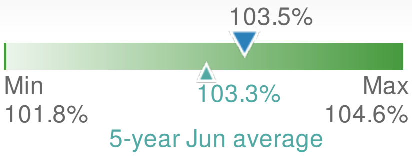


May 2026	Jun 2025
11	**22**

Avg DOM 7

May 2026	Jun 2025	YTD
13	**11**	**19**

Avg Sold to OLP Ratio 103.5%



May 2026	Jun 2025	YTD
103.3%	**104.6%**	**101.2%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

June 2026

Upper Moreland (Montgomery, PA) - Attached

New Listings 0

▼ -100.0% from May 2026: 2

▼ -100.0% from Jun 2025: 1

YTD	2026	2025	+/-
	11	9	22.2%

5-year Jun average: **1**

New Pendings 2

↔ 0.0% from May 2026: 2

▲ 100.0% from Jun 2025: 1

YTD	2026	2025	+/-
	9	11	-18.2%

5-year Jun average: **1**

Closed Sales 1

▼ -66.7% from May 2026: 3

▼ -50.0% from Jun 2025: 2

YTD	2026	2025	+/-
	7	8	-12.5%

5-year Jun average: **2**

Median Sold Price $330,000

▲ 29.4% from May 2026: **$255,000**

▲ 14.4% from Jun 2025: **$288,500**

YTD	2026	2025	+/-
	$270,000	$291,000	-7.2%

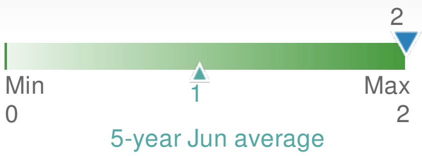
5-year Jun average: **$292,349**

Summary

In Upper Moreland (Montgomery, PA), the median sold price for Attached properties for June was $330,000, representing an increase of 29.4% compared to last month and an increase of 14.4% from Jun 2025. The average days on market for units sold in June was 6 days, 43% below the 5-year June average of 11 days. There was no month over month change in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 2; and no change in supply with 2 active units.

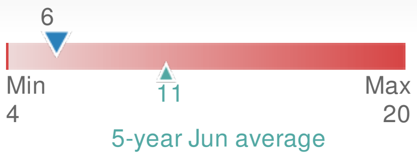
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, no change from May and an increase from 0.00 in June 2025. The Contract Ratio is 100% higher than the 5-year June average of 0.50. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 2



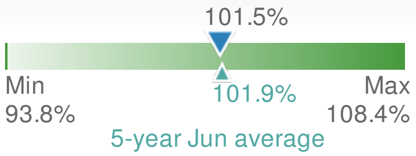
May 2026	Jun 2025
2	0

Avg DOM 6



May 2026	Jun 2025	YTD
12	17	10

Avg Sold to OLP Ratio 101.5%



May 2026	Jun 2025	YTD
99.4%	101.3%	98.7%

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis
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Email: ldavis@tcsr.realtor

June 2026

Upper Moreland (Montgomery, PA) - Attached/Townhouse

New Listings 0

▼-100.0% from May 2026: **1**

↔0.0% from Jun 2025: **0**

YTD	2026	2025	+/-
	5	**3**	66.7%

5-year Jun average: **0**

New Pendings 1

▼-50.0% from May 2026: **2**

↔0.0% from Jun 2025: **0**

YTD	2026	2025	+/-
	5	**4**	25.0%

5-year Jun average: **1**

Closed Sales 1

▼-50.0% from May 2026: **2**

↔0.0% from Jun 2025: **0**

YTD	2026	2025	+/-
	4	**4**	0.0%

5-year Jun average: **1**

Median Sold Price $330,000

▲28.2% from May 2026: **$257,500**

↔0.0% from Jun 2025: **$0**

YTD	2026	2025	+/-
	$257,500	**$323,450**	-20.4%

5-year Jun average: **$306,375**

Summary

In Upper Moreland (Montgomery, PA), the median sold price for Attached/Townhouse properties for June was $330,000, representing an increase of 28.2% compared to last month and an increase of 0% from Jun 2025. The average days on market for units sold in June was 6 days, 27% below the 5-year June average of 8 days. There was a 50% month over month decrease in new contract activity with 1 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 1; and a 100% decrease in supply to 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 1.00 in May and an increase from 0.00 in June 2025. The Contract Ratio is the same as the 5-year June average of 0.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

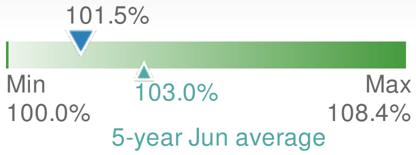
Active Listings 0

May 2026	Jun 2025
1	**0**

Avg DOM 6

May 2026	Jun 2025	YTD
14	**0**	**11**

Avg Sold to OLP Ratio 101.5%



May 2026	Jun 2025	YTD
99.0%	**0.0%**	**98.5%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
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June 2026

Upper Perkiomen (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings 42

▲ 10.5% from May 2026: **38**

▲ 5.0% from Jun 2025: **40**

YTD	2026	2025	+/-
	204	**140**	45.7%

5-year Jun average: **34**

New Pendings 38

▼ -13.6% from May 2026: **44**

▲ 5.6% from Jun 2025: **36**

YTD	2026	2025	+/-
	173	**118**	46.6%

5-year Jun average: **30**

Closed Sales 39

▲ 39.3% from May 2026: **28**

▲ 85.7% from Jun 2025: **21**

YTD	2026	2025	+/-
	130	**94**	38.3%

5-year Jun average: **27**

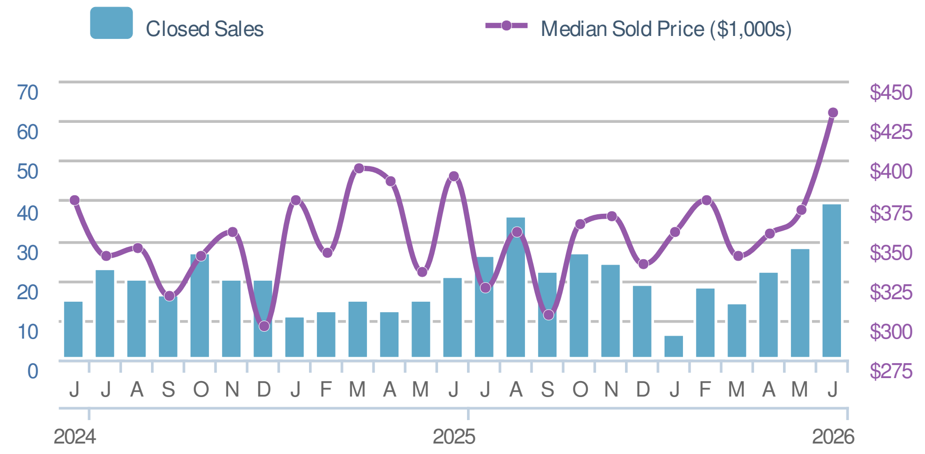
Median Sold Price $430,990

▲ 16.7% from May 2026: **$369,250**

▲ 10.5% from Jun 2025: **$390,000**

YTD	2026	2025	+/-
	$369,750	**$365,000**	1.3%

5-year Jun average: **$376,998**



Active Listings 44

44

Min 20

31

Max 44

5-year Jun average

May 2026	Jun 2025
41	**39**

Avg DOM 18

18

Min 9

19

Max 30

5-year Jun average

May 2026	Jun 2025	YTD
16	**13**	**25**

Avg Sold to OLP Ratio 100.5%

100.5%

Min 100.5%

101.8%

Max 103.8%

5-year Jun average

May 2026	Jun 2025	YTD
102.1%	**101.1%**	**100.1%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
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June 2026

Upper Perkiomen (Montgomery, PA) - Detached

New Listings 24

▲50.0% from May 2026: **16**

◆0.0% from Jun 2025: **24**

YTD	2026	2025	+/-
	109	**89**	22.5%

5-year Jun average: **19**

New Pendings 24

▲4.3% from May 2026: **23**

▲41.2% from Jun 2025: **17**

YTD	2026	2025	+/-
	97	**68**	42.6%

5-year Jun average: **16**

Closed Sales 24

▲50.0% from May 2026: **16**

▲71.4% from Jun 2025: **14**

YTD	2026	2025	+/-
	75	**57**	31.6%

5-year Jun average: **18**

Median Sold Price $450,000

▲10.4% from May 2026: **$407,500**

▼-8.2% from Jun 2025: **$490,000**

YTD	2026	2025	+/-
	$425,000	**$430,000**	-1.2%

5-year Jun average: **$450,450**

Summary

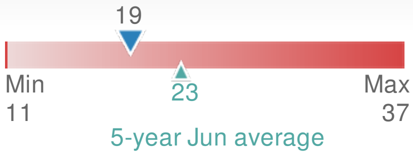
In Upper Perkiomen (Montgomery, PA), the median sold price for Detached properties for June was $450,000, representing an increase of 10.4% compared to last month and a decrease of 8.2% from Jun 2025. The average days on market for units sold in June was 19 days, 17% below the 5-year June average of 23 days. There was a 4.3% month over month increase in new contract activity with 24 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 29; and a 3.7% decrease in supply to 26 active units.

This activity resulted in a Contract Ratio of 1.12 pendings per active listing, up from 1.07 in May and an increase from 0.67 in June 2025. The Contract Ratio is 20% higher than the 5-year June average of 0.94. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 26

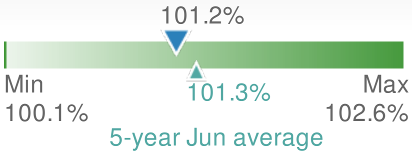
May 2026	Jun 2025
27	**33**

Avg DOM 19



May 2026	Jun 2025	YTD
17	**16**	**29**

Avg Sold to OLP Ratio 101.2%



May 2026	Jun 2025	YTD
102.3%	**100.2%**	**100.1%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
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June 2026

Upper Perkiomen (Montgomery, PA) - Attached

New Listings 18

▼-18.2% from May 2026: **22**

▲12.5% from Jun 2025: **16**

YTD	2026	2025	+/-
	95	**51**	86.3%

5-year Jun average: **15**

New Pendings 14

▼-33.3% from May 2026: **21**

▼-26.3% from Jun 2025: **19**

YTD	2026	2025	+/-
	76	**50**	52.0%

5-year Jun average: **14**

Closed Sales 15

▲25.0% from May 2026: **12**

▲114.3% from Jun 2025: **7**

YTD	2026	2025	+/-
	55	**37**	48.6%

5-year Jun average: **9**

Median Sold Price $325,000

▼-7.8% from May 2026: **$352,450**

▲12.8% from Jun 2025: **$288,000**

YTD	2026	2025	+/-
	$340,000	**$325,000**	4.6%

5-year Jun average: **$321,090**

Summary

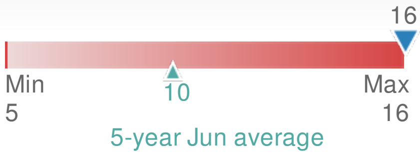
In Upper Perkiomen (Montgomery, PA), the median sold price for Attached properties for June was $325,000, representing a decrease of 7.8% compared to last month and an increase of 12.8% from Jun 2025. The average days on market for units sold in June was 16 days, 63% above the 5-year June average of 10 days. There was a 33.3% month over month decrease in new contract activity with 14 New Pendings; a 7.1% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 26; and a 28.6% increase in supply to 18 active units.

This activity resulted in a Contract Ratio of 1.44 pendings per active listing, down from 2.00 in May and a decrease from 3.17 in June 2025. The Contract Ratio is 44% lower than the 5-year June average of 2.56. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 18

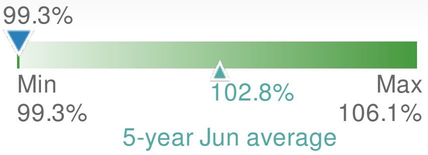
May 2026	Jun 2025
14	**6**

Avg DOM 16



May 2026	Jun 2025	YTD
15	**7**	**20**

Avg Sold to OLP Ratio 99.3%



May 2026	Jun 2025	YTD
102.0%	**102.8%**	**100.0%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis
TriCounty Suburban REALTORS
Email: ldavis@tcsr.realtor

June 2026

Upper Perkiomen (Montgomery, PA) - Attached/Townhouse

New Listings 18

▼ -18.2% from May 2026: **22**

▲ 28.6% from Jun 2025: **14**

YTD	2026	2025	+/-
	94	**43**	118.6%

5-year Jun average: **14**

New Pendings 14

▼ -30.0% from May 2026: **20**

▼ -22.2% from Jun 2025: **18**

YTD	2026	2025	+/-
	75	**43**	74.4%

5-year Jun average: **13**

Closed Sales 15

▲ 36.4% from May 2026: **11**

▲ 150.0% from Jun 2025: **6**

YTD	2026	2025	+/-
	54	**31**	74.2%

5-year Jun average: **8**

Median Sold Price $325,000

▼ -10.9% from May 2026: **$364,900**

▲ 13.2% from Jun 2025: **$287,000**

YTD	2026	2025	+/-
	$340,500	**$297,000**	14.6%

5-year Jun average: **$324,400**

Summary

In Upper Perkiomen (Montgomery, PA), the median sold price for Attached/Townhouse properties for June was $325,000, representing a decrease of 10.9% compared to last month and an increase of 13.2% from Jun 2025. The average days on market for units sold in June was 16 days, 74% above the 5-year June average of 9 days. There was a 30% month over month decrease in new contract activity with 14 New Pendings; a 7.1% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 26; and a 28.6% increase in supply to 18 active units.

This activity resulted in a Contract Ratio of 1.44 pendings per active listing, down from 2.00 in May and a decrease from 4.50 in June 2025. The Contract Ratio is 50% lower than the 5-year June average of 2.86. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 18

May 2026	Jun 2025
14	**4**

Avg DOM 16

May 2026	Jun 2025	YTD
16	**7**	**21**

Avg Sold to OLP Ratio 99.3%

May 2026	Jun 2025	YTD
102.3%	**102.5%**	**100.1%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by

Lauren Davis

Tri-County Suburban REALTORS

June 2026

Wissahickon (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings 41

36.7% from May 2026: **30**

-6.8% from Jun 2025: **44**

YTD	2026	2025	+/-
	236	**242**	-2.5%

5-year Jun average: **42**

New Pendings 44

-8.3% from May 2026: **48**

-17.0% from Jun 2025: **53**

YTD	2026	2025	+/-
	189	**200**	-5.5%

5-year Jun average: **42**

Closed Sales 51

34.2% from May 2026: **38**

24.4% from Jun 2025: **41**

YTD	2026	2025	+/-
	166	**159**	4.4%

5-year Jun average: **44**

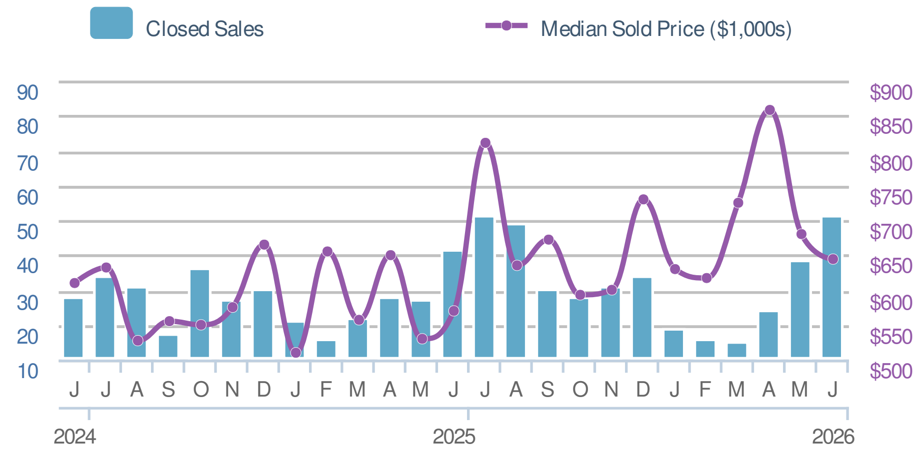
Median Sold Price $644,000

-5.3% from May 2026: **$680,250**

13.0% from Jun 2025: **$570,000**

YTD	2026	2025	+/-
	$677,750	**$580,000**	16.9%

5-year Jun average: **$581,450**



Active Listings 53

Min 26

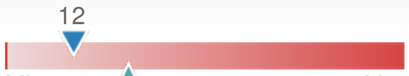
45

Max 61

5-year Jun average

May 2026	Jun 2025
50	**49**

Avg DOM 12



Min 8

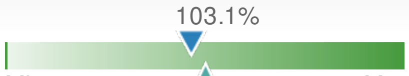
15

Max 31

5-year Jun average

May 2026	Jun 2025	YTD
19	**13**	**24**

Avg Sold to OLP Ratio 103.1%



Min 101.9%

103.2%

Max 104.5%

5-year Jun average

May 2026	Jun 2025	YTD
101.6%	**101.9%**	**100.3%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis

June 2026

Wissahickon (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
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New Listings 23

▲21.1% from May 2026: **19**

▼-20.7% from Jun 2025: **29**

YTD	2026	2025	+/-
	143	**149**	-4.0%

5-year Jun average: **26**

New Pendings 29

▲11.5% from May 2026: **26**

▼-17.1% from Jun 2025: **35**

YTD	2026	2025	+/-
	111	**117**	-5.1%

5-year Jun average: **28**

Closed Sales 29

▲31.8% from May 2026: **22**

▲52.6% from Jun 2025: **19**

YTD	2026	2025	+/-
	90	**84**	7.1%

5-year Jun average: **24**

Median Sold Price $918,500

▲2.3% from May 2026: **$897,500**

▲1.1% from Jun 2025: **$908,100**

YTD	2026	2025	+/-
	$925,000	**$755,000**	22.5%

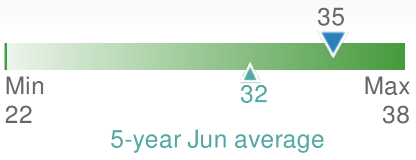
5-year Jun average: **$779,199**

Summary

In Wissahickon (Montgomery, PA), the median sold price for Detached properties for June was $918,500, representing an increase of 2.3% compared to last month and an increase of 1.1% from Jun 2025. The average days on market for units sold in June was 9 days, 55% below the 5-year June average of 20 days. There was an 11.5% month over month increase in new contract activity with 29 New Pendings; a 4.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 41; and a 2.9% increase in supply to 35 active units.

This activity resulted in a Contract Ratio of 1.17 pendings per active listing, down from 1.26 in May and a decrease from 1.58 in June 2025. The Contract Ratio is 15% lower than the 5-year June average of 1.38. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 35

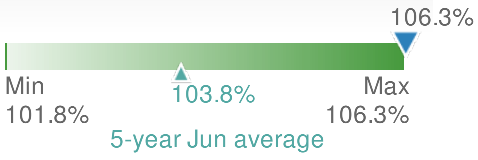


May 2026	Jun 2025
34	**33**

Avg DOM 9

May 2026	Jun 2025	YTD
18	**17**	**29**

Avg Sold to OLP Ratio 106.3%



May 2026	Jun 2025	YTD
102.3%	**102.3%**	**101.2%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

June 2026

Wissahickon (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
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New Listings 18

▲ 63.6% from May 2026: **11**

▲ 20.0% from Jun 2025: **15**

YTD	2026	2025	+/-
	93	**93**	0.0%

5-year Jun average: **17**

New Pendings 15

▼ -31.8% from May 2026: **22**

▼ -16.7% from Jun 2025: **18**

YTD	2026	2025	+/-
	78	**83**	-6.0%

5-year Jun average: **15**

Closed Sales 22

▲ 37.5% from May 2026: **16**

↔ 0.0% from Jun 2025: **22**

YTD	2026	2025	+/-
	76	**75**	1.3%

5-year Jun average: **20**

Median Sold Price $530,000

▼ -17.2% from May 2026: **$640,000**

▲ 38.9% from Jun 2025: **$381,500**

YTD	2026	2025	+/-
	$580,000	**$410,000**	41.5%

5-year Jun average: **$451,650**

Summary

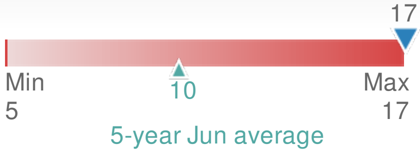
In Wissahickon (Montgomery, PA), the median sold price for Attached properties for June was $530,000, representing a decrease of 17.2% compared to last month and an increase of 38.9% from Jun 2025. The average days on market for units sold in June was 17 days, 64% above the 5-year June average of 10 days. There was a 31.8% month over month decrease in new contract activity with 15 New Pendings; a 30.4% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 16; and a 12.5% increase in supply to 18 active units.

This activity resulted in a Contract Ratio of 0.89 pendings per active listing, down from 1.44 in May and a decrease from 1.13 in June 2025. The Contract Ratio is 62% lower than the 5-year June average of 2.31. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 18

May 2026	Jun 2025
16	**16**

Avg DOM 17



May 2026	Jun 2025	YTD
20	**10**	**18**

Avg Sold to OLP Ratio 98.8%

May 2026	Jun 2025	YTD
100.6%	**101.6%**	**99.2%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis

June 2026

Wissahickon (Montgomery, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
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New Listings 17

88.9% from May 2026: **9**

21.4% from Jun 2025: **14**

YTD	2026	2025	+/-
	80	**74**	8.1%

5-year Jun average: **14**

New Pendings 14

-30.0% from May 2026: **20**

-12.5% from Jun 2025: **16**

YTD	2026	2025	+/-
	64	**66**	-3.0%

5-year Jun average: **12**

Closed Sales 18

38.5% from May 2026: **13**

50.0% from Jun 2025: **12**

YTD	2026	2025	+/-
	62	**60**	3.3%

5-year Jun average: **15**

Median Sold Price $580,000

-12.8% from May 2026: **$665,000**

14.3% from Jun 2025: **$507,500**

YTD	2026	2025	+/-
	$630,825	**$472,500**	33.5%

5-year Jun average: **$534,250**

Summary

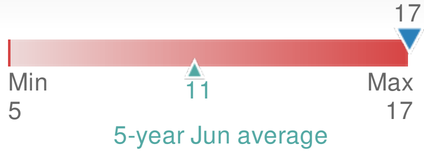
In Wissahickon (Montgomery, PA), the median sold price for Attached/Townhouse properties for June was $580,000, representing a decrease of 12.8% compared to last month and an increase of 14.3% from Jun 2025. The average days on market for units sold in June was 17 days, 57% above the 5-year June average of 11 days. There was a 30% month over month decrease in new contract activity with 14 New Pendings; a 21.1% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 15; and a 13.3% increase in supply to 17 active units.

This activity resulted in a Contract Ratio of 0.88 pendings per active listing, down from 1.27 in May and a decrease from 1.45 in June 2025. The Contract Ratio is 71% lower than the 5-year June average of 3.06. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 17

May 2026	Jun 2025
15	**11**

Avg DOM 17



May 2026	Jun 2025	YTD
23	**9**	**19**

Avg Sold to OLP Ratio 98.3%

May 2026	Jun 2025	YTD
100.5%	**102.7%**	**98.9%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.